

# UNOFFICIAL COPY

## COLFAX CROSSING WARRANTY DEED

Doc#: 2004949125 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/18/2020 01:19 PM Pg: 1 of 2

Dec ID 20200101695763  
ST/CO Stamp 2-080-737-120 ST Tax \$299.00 CO Tax \$149.50

The Grantor, Taylor Morrison of Illinois, Inc., an Illinois Corporation for and in consideration of \$10.00 and other good and valuable consideration in hand Paid and pursuant to authority given by the general partner of said corporation conveys and warrants to:  
Hiren Ghayal, an unmarried man  
Grantee(s) not in Tenancy in Common, nor as Joint Tenants, But as tenancy in severalty, the described real estate to wit:

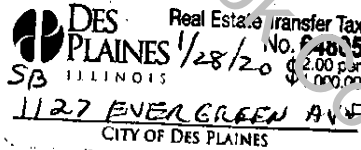
Unit 5-2 in the Colfax Crossing Subdivision as Delineated on a survey of the following described Real Estate:

The south 21.79 feet of the north 55.84 feet of Lot 5 ( as measured perpendicular to the north line) in Colfax Crossing, being a subdivision of part of Section 17, Township 41 North, Range 12, east of the third principal meridian, according to the plat thereof recorded December 16, 2015 as Document Number 1535045049, in Cook County, Illinois.

RECORDER'S STAMP

COMMONLY KNOWN AS:

1127 Evergreen Avenue  
Des Plaines, IL 60016



SUBJECT TO:

- (a) Covenants, conditions, easements and restrictions of record, including the Declaration of Covenants.
- (b) Current real estate taxes and taxes for subsequent years;
- (c) The Plat of Subdivision, including public, private and utility easements of record.
- (d) Applicable zoning, planned unit development, and building laws and ordinances;
- (e) Acts done or suffered by Grantee and Grantee's mortgage.

TO HAVE AND TO HOLD forever said premises, not in Tenancy in Common nor as joint Tenant but as tenancy in severalty.

Real Estate Index Number: 09-17-106-009 - Cook County  
Underlying PIN's: 09-17-100-009, 09-17-100-029, 09-17-100-032, 09-17-100-053, 09-17-100-054, 09-17-100-055, 09-17-100-056, 09-17-100-057

**FIRST AMERICAN TITLE**

FILE # 3008070 1/2

# UNOFFICIAL COPY

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Vice President, this 30th day of January, 2020.

**TAYLOR MORRISON OF ILLINOIS, INC.**

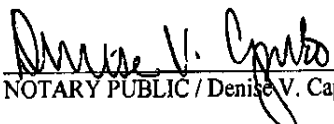
By:   
Curt Wick / Vice President

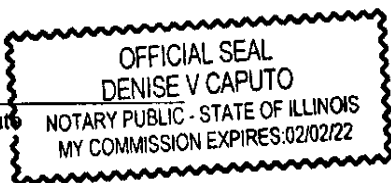
State of Illinois )  
                          ) SS  
County of Cook )

On this 30th day of January, 2020 before me, a Notary Public, the undersigned officer, personally appeared Curt Wick, who acknowledged himself (and duly appointed by its partners) to be Vice President of Taylor Morrison of Illinois, Inc., an Illinois Corporation and in that capacity, being authorized to do so, executed the forgoing instrument for the purposes therein by signing the name of the corporation as Vice President.

Given under my hand and Official seal this 30th day of January, 2020.

Document prepared by:  
Denise Caputo, Taylor Morrison of Illinois, Inc.  
1834 Walden Office Square #300  
Schaumburg, IL 60173

  
NOTARY PUBLIC / Denise V. Caputo



After recording, mail to:

~~Hiren Ghayal~~ *Charay Legal*  
~~1127 Evergreen Avenue~~ *1998 E Algonquin Rd #160*  
~~Des Plaines, IL 60016~~ *Schaumburg IL 60173*

Tax bill mailing address:

Hiren Ghayal  
1127 Evergreen Avenue  
Des Plaines, IL 60016