

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING, MAIL TO:

Donald A. Hitzel, Jr.
Donald A. Hitzel, Jr., P.C.
1700 Peach Lane
Schaumburg, IL 60194-2249

Doc#: 2020520332 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/23/2020 02:48 PM Pg: 1 of 2

Dec ID 20200501690479
ST/CO Stamp 0-018-997-984 ST Tax \$600.00 CO Tax \$300.00

NAME AND ADDRESS OF TAXPAYER:

Shailesh Bhailal Banatra and
Dipal Shailesh Ganatra
1316 W. Windhill Drive
Palatine, IL 60067

RECORDER'S STAMP

11002-20014622RM/RD

THE GRANTORS, ARTEM ZAKHAROV and NATALIA ZAKHAROV, husband and wife, Village of South Barrington, Illinois 60010, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to SHAILESH BHAILAL GANATRA and DIPAL SHAILESH GANATRA, married to each other, of 1126 Warwick Circle South, Hoffman Estates, Illinois 60169, not as joint tenants or as tenants in common, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 23 IN WINDHILL 1 SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record and building lines and easements, if any; special taxes or assessments, if any, for improvements completed or confirmed after the date hereof; zoning laws and ordinances; and other matters of record and as set forth on Schedule B of the Commitment for Title Insurance issued by Chicago Title Insurance Company as Commitment No. 20014622RM.

Address of Real Estate: 1316 W. Windhill Drive, Palatine, IL 60067
Permanent Real Estate Index Number: 02-28-113-008-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals as of this 29th day of May, 2020.

SELLER:

By: Artem Zakharov
ARTEM ZAKHAROV

SELLER:

By: Natalia Zakharov
NATALIA ZAKHAROV

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

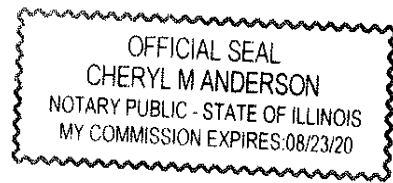
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Artem Zakharov and Natalia Zakharov, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of May, 2020.



NOTARY PUBLIC

My commission expires on August 23, 2020



Property of Cook County Clerk's Office

THIS INSTRUMENT PREPARED BY:

William C. Graft, Esq.
Graft & Jordan
2500 West Higgins Road, Suite 1080
Hoffman Estates, Illinois 60169
Tel: (847) 519-7300
Fax: (847) 519-7301