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Doc#. 2028907184 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/15/2020 10:18 AM Pg: 1 of 3

Dec ID 20200801666490

ST/CO Stamp 1-936-329-184 ST Tax \$219.00 CO Tax \$109.50

This document was prepared by: Julie L. Galassini, Esq. 311 Whytegate Court Lake Forest, Illinois 60045

Afterno cording mail to:

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

Mail tax bills to: Dhavalkumar Pater 50 Samuel Drive Unit 13-2 Streamwood, Illinois 691.07

This space reserved for Recorder's use only.

WARRANTY DEED

THE GRANTOR, Roman E. Lis, an unmarried man, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto **Dhavalkumar Patel**, whose address is 2804 Royal Lytham Street, St. Charles, Illinois 60174, the following described Real Estate situated in the Village of Streamwood, County of Cook, State of Illinois, to wit: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.* TO HAVE AND TO HOLD said premises, INDIVIDUALLY, forever.

Lomanuel

SEE EXHIBIT A ATTACHED HERETO.

PIN:

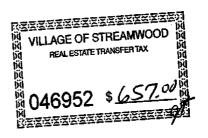
06-26-118-009-1034

ADDRESS:

50 SAMUEL DRIVE, UNIT 13-2, STREAMWOOL, ILLINOIS 60107

SUBJECT TO:

COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY; AND GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING



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N WITNESS WHEREOF, the undersigned has made, executed and delivered this deed as of day of August, 2020

Roman E. Lis

STATE OF ILLINOIS
) SS:
COUNTY OF COOK
)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roman E. Lis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official scal, this May of August, 2020.

"OFF!CIAL SEAL"
JULIE L GALASSINI
Notary Public, State of Illinois

Place Notarial Seal Here

Notary Public

-1674's Office

Mailto

PREMIER TITLE 1000 JORIE BLVD., SUITE 136 OAK BROOK, IL 60523 630-571-2111

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PARCEL 1:

UNIT 13-2 IN OAKS AT HIDDEN GLEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS IN OAKS OF HIDDEN GLEN, A SUBDIVISION OF PART OF LOT 1 IN THE STREAMWOOD COMMERCIAL SHOPPING AREA SUBDIVISION AND PART OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1999 AS DOCUMENT 99802830, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00338422, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PRIVATE DRIVEWAY, ENTRYWAY, PORCH AND BALCONY NUMBER FOR UNIT 13-2, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT 00338422