

384 2020-02880-PT
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This document was prepared by:
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311 Whytegate Court
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~~After recording 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 Patel
50 Samuel Drive
Unit 13-2
Streamwood, Illinois 60107

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 space reserved for Recorder's use only.

PREMIER TITLE

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.

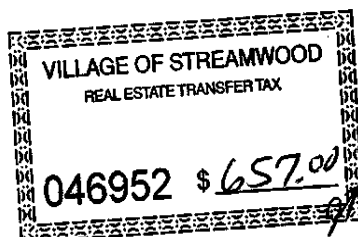
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SEE EXHIBIT A ATTACHED HERETO.

PIN: 06-26-118-009-1034
ADDRESS: 50 SAMUEL DRIVE, UNIT 13-2, STREAMWOOD, 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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EXHIBIT A

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

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