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Doc#: 2031255246 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/09/2020 03:27 PM Pg: 1 of 3

WARRANTY DEED

The **GRANTOR**,
FLAHERTY BUILDERS
INCORPORATED, a corporation
created and existing under and by
virtue of the laws of the State of
Illinois, for and in consideration of the
sum of TEN & 00/100 (\$10.00)
DOLLARS and other good and
valuable considerations in hand paid,
and pursuant to the authority given by
the Board of Directors of said
corporation,

Dec ID 20200801676354
ST/CO Stamp 2-140-628-448 ST Tax \$800.00 CO Tax \$400.00

(The Above Space For Recorder's Use Only)

CONVEYS and WARRANTS to **ANKITKUMAR T. SHAH** and **DHARA N. SHAH**, husband and wife, 640 Cambridge Court, Apt. 2V, Munster, IN 46321, **GRANTEE**, not as joint tenants or 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 3 IN DEER HAVEN ESTATES PHASE II, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 2015 AS DOCUMENT 1511316040, IN COOK COUNTY, ILLINOIS

TO HAVE AND TO HOLD said premises not as joint tenants or tenants in common, but as Tenants by The Entirety.

Permanent Real Estate Index Number: 27-08-110-019-0000

Address of Real Estate:

11041 Deer Haven Lane
Orland Park, IL 60467

19NW2200819CS 203

Chicago Title Ins. Co.

SUBJECT TO: General real estate taxes not yet due and payable; public and utility easements; building lines; zoning and building laws and ordinances; public utility, village and drainage easements and provisions per Plat of Subdivision for Deer Haven Estates Phase II recorded April 23, 2015 as Document 1511316040; terms and conditions contained in Annexation Agreement dated June 2, 2014 and recorded June 19, 2014 as Document 1417022104, and Annexation Ordinance and Plat Document 1516344014; covenants and restrictions contained in the Declaration of Covenants, Restrictions and Equitable Servitudes of Deer Haven Estates II recorded October 7, 2015 as Document 1528013064.

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(INCORPORATED BY REFERENCE AND MADE A PART OF THE WARRANTY DEED DATED SEPTEMBER 18, 2020 NAMING FLAHERTY BUILDERS INCORPORATED AS GRANTOR AND AMKITKUMAR T. SHAH & DHARA N. SHAH AS GRANTEE AND INVOLVING THE PROPERTY COMMONLY REFERRED TO AS LOT 3, IN DEER HAVEN ESTATES PHASE II)

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 18 day of September, 2020.

FLAHERTY BUILDERS INCORPORATED

By: *Michael G. Flaherty*
Michael G. Flaherty, President

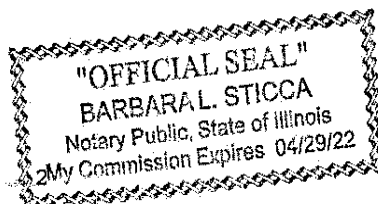
Attest: *John P. Flaherty*
John P. Flaherty, Secretary

STATE OF ILLINOIS)
) S.S.
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael G. Flaherty, personally known to me to be the President of FLAHERTY BUILDERS INCORPORATED, an Illinois corporation, and John P. Flaherty, personally known to me to be the Secretary of said corporation, and 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 as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of September, 2020.

Barbara L. Sticca
Notary Public



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(INCORPORATED BY REFERENCE AND MADE A PART OF THE WARRANTY DEED DATED SEPTEMBER 18, 2020, NAMING FLAHERTY BUILDERS INCORPORATED AS GRANTOR, AND ANKITKUMAR T. SHAH AND DHARA N. SHAH AS GRANTEE AND INVOLVING THE PROPERTY COMMONLY REFERRED TO AS LOT 3 IN DEER HAVEN ESTATES PHASE II)

This Instrument Was Prepared By:

William M. Brennan
Goldstine Skrodzki Russian Nemeec and
Hoff, Ltd.
835 McClintock Drive, Second Floor
Burr Ridge, IL 60527
Phone: 630-655-6000

After Recording, Please Mail To:

Ankitkumar T. Shah
Dhara N. Shah
11041 Deer Haven Lane
Orland Park, Illinois 60467

Please Mail Tax Bill To:

Ankitkumar T. Shah
Dhara N. Shah
11041 Deer Haven Lane
Orland Park, Illinois 60467