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GENERAL WARRANTY IDEED

Abilash A. Panikulangara, divorced and not since remarried, and Anne M. Panikulangara (formerly known as Anne M. Verghese), divorced and not since remarried, (collectively, "Grantors"),** 1668 Dogwood Lane, Hanover Park, Illinois 60/33, for good and valuable consideration in hand paid, CONVEY AND WARRANT to:



Doc# 2031210117 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2020 02:43 PM PG: 1 OF 3

Cecilia Bothera Navarro, 7705 West Marwood Avenue, Apt. 3N, Elmwood Park, Illinois 60707, *AND RAPMOND UNAVARIO, WIPE AND HUSDAND AS TENANTS BY THE ENTILLING the following described Real Estate structed in the County of Cook, State of Illinois:

* * MARRIED TO EACH OTHER.

See Attached Legal Description

Property Address: 1668 Dogwood Lane, Hanover Park, Illinois 60133

Permanent Index Number: 06-36-410-064-0000

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements.

Hereby releasing and waiving all rights under and by virtue of the Homes end Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this General Warrancy Deed on August 17, 2020.

Abilash A. Panikulangara

Anne M. Panikulangara (formerly known as

Anne M. Verghese)

S P S L

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State of Illinois) SS. County of Cook

I, Donald A. Hitzel, Jr., a notary public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Abilash A. Panikulangara and Anne M. Panikulangara, married to each other, identified on the basis of identification documents, subscribed to the foregoing GENERAL WARRANTY DEED, and acknowledged that they signed, sealed and delivered the GENERAL WARRANTY DEED as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

& FILLA ANNE M. VERGHESE

GIVEN under my hand and notarial seal on August 17, 2020.



Notary Public

OFFICIAL SEAL DONALD A HITZEL JR NOTARY PUBLIC - STATE OF ILLINOIS

COUNTY:

ILLINOIS: TOTAL:

SOME OF THE REAL PROPERTY.

20200801659476 1-909-214-944

110.00

330.00

THIS INSTRUMENT WAS PREPARED BY

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

AFTER RECORDING MAIL TO:

Larry Cohen 1033 West Golf Road Hoffman Estates, Illinois 60194

MAIL TAX BILL TO:

Cecilia De Villa Navarro AND RAYMOND W NAVARRO 1668 Dogwood Lane Hanover Park, Illinois 60133

\Panikulangara\deed.D01

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Parcel 1:

Lot 13-1 in Church Street Station Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded September 27, 2005 as Document 0527039099 in Cook County, Illinois.

Parcel 2:

Permanent Non-Exclusive access Easement over Lot 26 for ingress and egress for the benefit of Parcel 1 as created by Plat of Church Street Station Subdivision recorded as Document Number 0527039099.

Parcel 3:

Non-Exclusive Easement for the benefit of Parcel 1 as created by agreement of easements, covenants, conditions and restrictions dated as of September 2, 2004 and recorded September 3, 2004 as Document 0424741026 for the purpose of access, Storm Sewer System, Stormwater Management, Stormwater Drainage, temporary construction and signage as more fully described in Sections 2, 3, 4 and 6 in said Document.

Parcel 4:

Non-exclusive easement for the benefit of Parcel 1 as created by declaration of covenants, conditions, easements and restrictions for the Church Street Stations Owners Association dated February 28, 2006 and recorded March 13, 2006 as Document 0607248057 for the purpose of access in and to the common area and easement of ingress and egress over and upon the common area and any other parcel for any and all purposes arising out of the construction, installation, repair, maintenance, replacement and inspection of utilities servicing such lot.