

UNOFFICIAL COPY

Doc#. 2109221302 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 12:29 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), NEHA SHAH AND ANISH SHAH, husband and wife, of Roselle, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to ANKUR PATEL, a married man, of Streamwood, Illinois, the following described Real Estate:

Dec ID 20210301667063
ST/CO Stamp 0-001-356-304 ST Tax \$129.00 CO Tax \$64.50

Address of Property: 560 CUMBERLAND TRL., UNIT A, ROSELLE, IL 60172

Parcel ID Number: 07-35-402-009-1125

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2020 and subsequent years.

DATED this 16 day of March, 2021

Neha Shah (SEAL)
NEHA SHAH

Anish H Shah (SEAL)
ANISH SHAH

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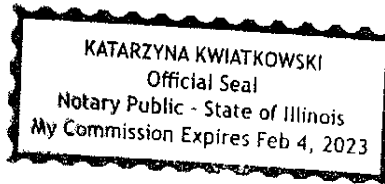
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

ANISH SHAH AND NEHA SHAH,
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 16th day of MARCH, 2021.

Katarzyna Kwiatkowski
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Ankur Patel
28 Prairie Pointe Lane
Streamwood, IL
60107

SEND SUBSEQUENT TAX BILLS TO:
Ankur Patel
28 Prairie Pointe Lane
Streamwood, IL
60107

file nr: AT 210119
After recording mail to:
Altma Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
ph. 312-651-6070

1 of 2 ND
Clerk's Office

UNOFFICIAL COPYFile No: **AT210119****EXHIBIT "A"****PARCEL 1:**

UNIT 9-5 IN TRAILS VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 21, 1979 AS DOCUMENT 21969065, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF GARAGE AREA G9-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

**Property Address: 580 CUMBERLAND TRL UNIT A ROSELLE, IL 60172
Parcel ID Number: 07-35-402-009-1125**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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**Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part I**