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Doc# 2109912254 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/09/2021 11:27 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), RITESH S. SONI and PALAK G. SONI, husband and wife, of Elgin, 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 DENNISE RAMIREZ, single woman of Glendale Heights, Illinois, the following described Real Estate:

Dec ID 20210301674555
ST/CO Stamp 0-431-049-232 ST Tax \$145.00 CO Tax \$72.50

Address of Property: 2092 FALMOUTH CT., STREAMWOOD, IL 60107

Parcel ID Number: 06-26-353-043-0000

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

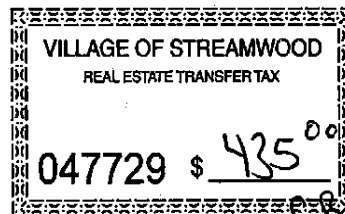
situated in the County of Cook, State of Illinois. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

DATED this 20 day of March, 2021.

Ritesh S. Soni (SEAL)
RITESH S. SONI

Palak G. Soni (SEAL)
PALAK G. SONI



File nr: AT210167 1/2
After recording mail to:
Aitima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

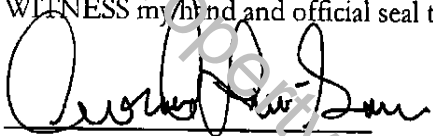
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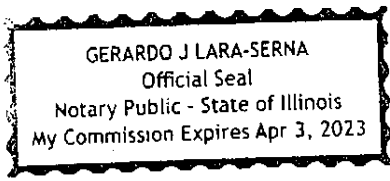
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that
Ritesh S. Soni, Palak G. Soni

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 20th day of March, 2021.


NOTARY PUBLIC



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

MAIL TO:
DENNISE RAMIREZ
2092 FALMOUTH CT.
Streamwood IL 60107

SEND SUBSEQUENT TAX BILLS TO:
DENNISE RAMIREZ
2092 FALMOUTH CT
Streamwood IL 60107

Notary Public of Cook County Clerk's Office

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File No: AT210167

EXHIBIT "A"

PARCEL 1:

LOT 2 IN BLOCK 209 IN THE OAKS UNIT NO.1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1966, AS DOCUMENT 19801128, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF THE OAKS PLANNED UNIT DEVELOPMENT RECORDED MAY 12, 1966 AS DOCUMENT 19821584, IN COOK COUNTY, ILLINOIS.

Property Address: 2092 FALMOUTH CT STREAMWOOD, IL 60107
Parcel ID Number: 06-26-353-043-0000

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 II*