

UNOFFICIAL COPY

Doc# 2111107452 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2021 01:03 PM Pg: 1 of 2

WARRANTY DEED

Prepared By:
Attorney Chandni D. Patel
Law Office of Nirav S. Patel, PC
121 Fairfield Way, Ste 100
Bloomington, IL 60108

Dec ID 20210101606642
ST/CO Stamp 1-117-877-776 ST Tax \$64.00 CO Tax \$32.00

Return To:

ADNR Investments LLC
953 N Plumgrove Rd
Schaumburg IL 60173

Taxes To/Grantee's Address:

ADNR Investments LLC
953 N Plumgrove Rd
Schaumburg IL 60173

The Above Space for Recorder's Use Only

THE GRANTOR(S), PHD Investment, LLC, an Illinois Limited Liability Company, of 953 N Plum Grove Rd, Unit B, Schaumburg, IL 60173, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), ADNR Investments, LLC, an Illinois Limited Liability Company, all right, title, and interest in the following described real estate situated in the County of, State of Illinois, to wit:

LEGAL DESCRIPTION

UNIT 101-5 IN DOVER POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND, PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DELCARATION OF CONDOMINIUM RECORDED FEBRUARY 27, 2003 AS DOCUMENT 0030283326, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 08-24-403-034-1005

Commonly known as: 101 Dover Dr, Unit #101-5, Des Plaines, IL 60018

SUBJECT TO: The general taxes for the year of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

DES PLAINES, ILLINOIS
Real Estate Transfer Tax
No. 66213
\$2.00 per \$1,000.00
SB 13/2021
101 DOVER DR #5
CITY OF DES PLAINES

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HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises unto the Grantees forever.

Dated this 7th day of January, 2020

By: [Signature]
PHD Investments LLC, an Illinois Limited Liability Company
By: Hemant Shah
Its: Manager

STATE OF ILLINOIS)
)SS
County of COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify, Hemant Shah, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed, and delivered the said instrument of his free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 7th day of January, 2020.

[Signature] (Notary Public)

