

PRECISION TITLE

Doc#: 2112720407 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/07/2021 02:58 PM Pg: 1 of 3

Dec ID 20210401690734

ST/CO Stamp 2-123-576-848 ST Tax \$380.00 CO Tax \$190.00

PTC21-14028 1 of 2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Walter E Brownley and Shirley P. Brownley

REAL ESTATE TRANSFER TAX

13-Apr-2021



COUNTY:	190.00
ILLINOIS:	380.00
TOTAL:	570.00

07-17-319-006-0000

2-210-01690734

2-123-576-848

(The Above Space for Recorder's Use Only)

THE GRANTORS Walter E Brownley and Shirley P. Brownley, Husband and Wife, of for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Bhagubhai X Patel, unmarried man and Dhiren Patel a married man as JOINT TENANTS of, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Grantor's Address: 2220 HASSell RD, Hoffman Estates IL 60169

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 07-17-319-006-0000

Property Address: 1616 Cottingham Dr., Schaumburg, IL 60194

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 7th day of April, 2021.

Walter E. Brownley
Walter E Brownley

Shirley P. Brownley
Shirley P. Brownley

DL 4-13-21
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
40945 380.00

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Walter E Brownley and Shirley P. Brownley 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 they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 7th day of April, 2021.



 Notary Public

THIS INSTRUMENT PREPARED BY
 James R Nelson
 Law Office of James R. Nelson & Associates LLC
 617 Devon Ave.
 Park Ridge, IL 60068

MAIL TO:

Law Office of Nirav S. Patel, PC
 121 Fairfield Way
 #100
 Bloomingdale, IL 60108

SEND SUBSEQUENT TAX BILLS TO:

Bhagubhai X. Patel
 1616 Cottingham Dr.
 Schaumburg, IL 60194

UNOFFICIAL COPY

LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC21-14028

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS,
AND IS DESCRIBED AS FOLLOWS:

Lot 122 in Cutter's Mill Unit 2, being a subdivision of part of the Southwest Quarter of Section 17,
Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded
September 5, 1984 as document 27242104, in Cook County, Illinois.

Commonly known as 1616 Cottingham Drive, Schaumburg, IL 60194
Parcel ID(s): 07-17-319-006-0000,

Property of Cook County Clerk's Office