

# UNOFFICIAL COPY

Doc# 2114755060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/27/2021 10:18 AM Pg: 1 of 5

Dec ID 20210401687512  
ST/CO Stamp 0-660-726-032 ST Tax \$295.00 CO Tax \$147.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Chirag Patel and Vandana Patel  
3642 Sarah Street  
Franklin Park, IL 60131

CT 216111 0785125K

(The Above Space for Recorder's Use Only)

THE GRANTORS Chirag Patel and Vandana Patel, husband and wife, of 3642 Sarah Street, Franklin Park, IL 60131 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 Tadeusz Parzygnat and Maria Parzygnat husband and wife, of 8213 Smith, River Grove, IL 60171, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *tenants by entente*

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 12-21-103-032-0000

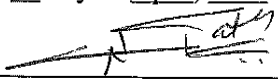
Property Address: 3642 Sarah Street, Franklin Park, IL 60131

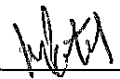
This stamp processed pursuant to  
Section 7-105.4-A-12 of the  
Franklin Park Village Code  
governing review of documents  
4-22-21

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 26 day of April, 2021.

  
Chirag Patel

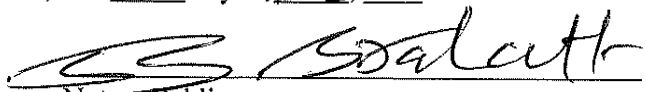
  
Vandana Patel

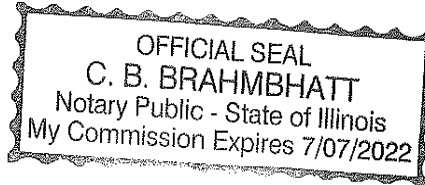
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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chirag Patel and Vandana Patel 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 27<sup>th</sup> day of APRIL, 2021.

  
Notary Public



THIS INSTRUMENT PREPARED BY  
Ahmed Motiwala  
M&A Law Firm, P.C.  
4438 Oakton Street  
Skokie, IL 60076

MAIL TO:

Law Office of Anthony Panzica  
2510 W Irving Park Road  
Unit B  
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Tadeusz Parzygnat  
3642 Sarah Street  
Franklin Park, IL 60131

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## EXHIBIT A LEGAL DESCRIPTION

THE SOUTH 38 FEET OF THE NORTH 76 FEET OF THE WEST 132.13 FEET OF THE EAST 462.40 FEET OF LOT 19 IN FREDERICK H BARTLETT'S IRVING PARK AND LA GRANGE ROADS FARMS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 417.42 FEET OF THE EAST 626.13 FEET OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Village of Franklin Park  
 9500 Belmont Ave.  
 Franklin Park, IL 60131  
 847-671-4800

**CERTIFICATE OF COMPLIANCE****21-PS-0052****To: TADEUSZ AND MARIA PARZYGNAT****Date: April 22, 2021****RE: 3642 SARAH**

This shall serve to certify the above captioned property has been inspected by personnel of the Building Department in accordance with Ordinance Number 9495VC10 of the Village of Franklin Park.

Further, that said inspection revealed the building to meet all applicable Electrical, Plumbing, Building, Zoning and National Fire Codes as to the date of inspection.

Any further conveyance of this property must comply with the Ordinance of The Village of Franklin Park at the time of its conveyance.

**NOTE:** By virtue of the issuance of said Certificate of Compliance the Village of Franklin Park does not warranty or guarantee the subject premises to be free of any structural, mechanical, electrical, or other code defects and the Village shall not be responsible or liable for any claims arising from such defects. This Certificate of Compliance does not guarantee that this property will always remain in compliance. The property remains subject to compliance with any future amendments and any other future Ordinances of the Village of Franklin Park.

This "Certificate of Compliance" issued on April 22, 2021

Sincerely,

Pete Cajigas  
 Interim Building Director

Received by: \_\_\_\_\_

Deed stamped: April 22, 2021

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**EX A**

**Order No.:** 21GNW278542SK

**For APN/Parcel ID(s):** 12-21-103-032-0000

THE SOUTH 38 FEET OF THE NORTH 76 FEET OF THE WEST 132.13 FEET OF THE EAST 462.40 FEET OF LOT 19 IN FREDERICK H BARTLETT'S IRVING PARK AND LA GRANGE ROADS FARMS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 417.42 FEET OF THE EAST 626.13 FEET OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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