

Doc# 2116055110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2021 12:00 PM Pg: 1 of 2

Dec ID 20210401600087
ST/CO Stamp 2-049-480-976 ST Tax \$237.00 CO Tax \$118.50

WARRANTY DEED

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

James Broches, a SINGLE MAN
of
2416 W. Ohio Street

(The Above Space for Recorder's Use Only)

of the Village of Streamwood of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

an unmarried woman a married woman

Janki Oza and Jagrutiben Oza, husband and wife, not as Joint Tenants
or Tenants in Common, but as Tenants by the Entirety

of
551 W. Lakes RD Apt 4, Carol Stream IL 60148

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2020 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 06-28-108-016-0000
Address of Real Estate: 1521 Yellowstone Drive, Streamwood IL 60107

DATED this 11 day of May, 2021

[Signature] (SEAL)
James Broches

____ (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that James Broches, 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 the said 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 official seal, this 11 day of May, 2021.



[Signature]
NOTARY PUBLIC

UNOFFICIAL COPY

Legal Description

of premises commonly known 1521 Yellowstone Drive, Streamwood IL 60107

THAT PART OF LOT 49 IN FOREST RIDGE SUBDIVISION, BEING A PART OF PART OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 26, 2004 AS DOCUMENT NO. 0430019086, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 49, SAID POINT BEING ON A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET; AND A CHORD THAT BEARS SOUTH 78 DEGREES 00 MINUTES 39 SECONDS EAST, A DISTANCE OF 34.40 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, 34.41 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET AND A CHORD THAT BEARS SOUTH 82 DEGREES 34 MINUTES 10 SECONDS EAST, A DISTANCE OF 21.28 FEET; THENCE SOUTH 84 DEGREES 18 MINUTES 41 SECONDS EAST 5.50 FEET; THENCE SOUTH 08 DEGREES 07 MINUTES 32 SECONDS WEST 72.32 FEET; THENCE NORTH 81 DEGREES 52 MINUTES 48 SECONDS WEST 26.75 FEET; THENCE NORTH 08 DEGREES 06 MINUTES 14 SECONDS EAST 71.84 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

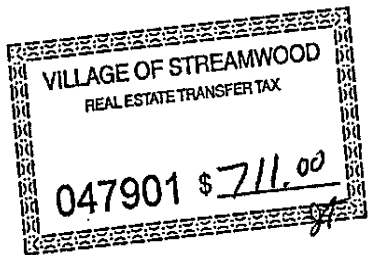
02-Jun-2021



COUNTY:	118.50
ILLINOIS:	237.00
TOTAL:	355.50

06-28-108-016-0000

| 20210401600087 | 2-049-480-976



MAIL TO:

Janki Oza and Jagrutiben Oza.
701 W. Golf Road 1521 Yellowstone Dr
Mount Prospect, IL 60056 Streamwood, IL 60107

SEND SUBSEQUENT TAX BILLS TO:

Janki Oza and Jagrutiben Oza
1521 Yellowstone Drive
Streamwood, IL 60107