

UNOFFICIAL COPY

Doc#: 2120220156 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 08:15 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20210501649223
ST/CO Stamp 0-216-159-504 ST Tax \$150.00 CO Tax \$75.00

**FIDELITY NATIONAL
TITLE
OC21018628**

THE GRANTOR(S) Eric A Hardt and Jennifer L McDonald, married, in joint tenancy, of the City of Oak Lawn, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Karna S. Patel and Damiri S. Patel as joint tenants of 206 Emerald Dr, Streamwood, Illinois, 60107 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-04-417-046-1012, 24-04-417-046-1100, 24-04-417-046-1012

Address(es) of Real Estate: 9440 S 51ST AVE Unit 211 Oak Lawn Illinois 60453

The date of this deed of conveyance is dated this 11th day of June, 2021.

Eric A Hardt
Eric A Hardt

Jennifer L McDonald NKA Jennifer L Hardt
Jennifer L McDonald NKA Jennifer L Hardt

State of IL, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric A Hardt and Jennifer L McDonald NKA Jennifer L Hardt 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, including the release and waiver of the right of homestead.

Given under my hand and official seal dated this 4th day of June, 2021.



Samantha Hackett
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 9440 S 51ST AVE Unit 211
Oak Lawn, Illinois 60453

Legal Description:

PARCEL 1: UNITS 211 AND P31 IN 51ST AVENUE STATION CONDOMINIUM AS DELINEATED IN THE SURVEY OF THE FOLLOWING PROPERTY: 51ST AVENUE STATION, A PLANNED UNIT DEVELOPMENT, BEING A CONSOLIDATION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, AS SHOWN ON THE PLAT OF CONSOLIDATION RECORDED AS DOCUMENT NUMBER 0422419054, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0519919039, TOGETHER WITH THEIR PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE RIGHT TO USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. SS211, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX		22-Jun-2012	
		COUNTY:	75.0
		ILLINOIS:	150.0
		TOTAL:	225.0
24-04-417-046-1013	20210501649223	0-216-159-50	

GRANTEES ADDRESS

This instrument was prepared by: Beth Mann Law Office of Beth Mann, P.C. 15127 S. 73rd Ave. - Ste: F Orland Park, IL 60462	Send subsequent tax bills to: DAMINI PATEL 9440 S 51ST AVE. UNIT 211 OAK LAWN, IL, 60453	Mail recorded document to: Lisa Saul Egg. 111 W Washington # 1100 Chicago, IL 60602
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