

210168204266

UNOFFICIAL COPY

PREPARED BY:

Gary S. Lundeen
806 Nerge Road
Roselle, IL 60172

Doc#: 2120801133 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 06:59 AM Pg: 1 of 2

MAIL TAX BILL TO:

Manaliben Y. Amin
961 Cumberland Ct., Unit A2
Roselle, IL 60172

Dec ID 20210601680151
ST/CO Stamp 0-893-350-672 ST Tax \$175.00 CO Tax \$87.50

MAIL RECORDED DEED TO:

Chi H. Chin, Esq.
648 N. Randall Rd.
Aurora, IL 60506

SURVIVING HEIRS WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Cindy Earnest as Surviving Heir of John F. Novak, of 8013 Marlow, The Colony, Texas 75056, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Manaliben Y. Amin, AND *Dipen Patel, wife & husband, AS Tenants by the Entirety*

of *15722 Lake Dr. 1AR, Oak Forest, IL*, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: Unit No. 28-A-2, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

That part of Lot 3 in Cross Creek, being a Subdivision of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded February 7, 1979 as Document 24835738 bounded by a line described as follows: Beginning at a point 268.96 ft. West, as measured along the South line thereof, and 28.68 ft. North, as measured at right angles to said South line, of the Southeast corner of said Lot 3, thence North 90 degrees 00 minutes 00 seconds West, 152.42 ft., thence North 00 degrees 00 minutes 00 seconds East, 70.33 ft.; thence South 90 degrees 00 minutes 00 seconds East, 152.42 ft.; thence South 00 degrees 00 minutes 00 seconds West, 70.33 ft., to the place of beginning, Cook County, Illinois.

Which survey is attached as Exhibit "B" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Cross Creek Condominium Building No. 28 made by KRS5 Development Corporation and recorded in the Office of the Cook County Recorder of Deeds as Document No. 27092412, together with an undivided 13.622 interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

Parcel 2: Grantor also hereby grants to Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for the Cross Creek Homeowners' Association dtd 1st day of September, 1979 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 25155624, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyance and mortgages of said remaining property or any of them.

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Permanent Index Number(s): 07-35-400-049-1186
Property Address: 961 Cumberland Ct., Unit A2, Roselle, IL 60172

Subject, however, to the general taxes for the year of 2020 2nd installment and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 23 day of June, 2021

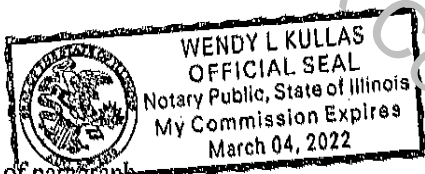
Cindy Earnest as Surviving Heir of John F. Novak

By: Cindy Earnest

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Cindy Earnest as Surviving Heir of John F. Novak, 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 notarial seal, this 23 day of June, 2021



Wendy L. Kullas
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____