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WARRANTY DEED

AFTER RECORDING MAIL TO:

Kumor Law, LLC
John Kumor, Esq.
7642 West Belmont Ave
Chicago, IL ~~60634~~ 60634

MAIL REAL ESTATE TAX BILL TO:

Ronak Christian and Nicalina Ancheta
1211 Diane Ln.
Elk Grove Village, IL 60007

Doc#: 2125920428 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/16/2021 12:54 PM Pg: 1 of 2

Dec ID 20210801652439
ST/CO Stamp 1-026-748-176 ST Tax \$375.00 CO Tax \$187.50

(Reserved for Recorders Use Only)

married to Reshma Patel

THE GRANTOR: Vivek Patel, ~~married man~~ ^{married to Reshma Patel} of 1211 Diane Ln., Elk Grove Village, IL 60007, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Ronak Christian and Nicalina Ancheta**, husband and wife, of Des Plaines, Cook County, Illinois have and to hold, as Tenants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SAID

LOT 222 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 222; THENCE ON AN ASSUMED BEARING OF NORTH 45 DEGREES, 47 MINUTES, 14 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 222, A DISTANCE OF 3.99 FEET TO A POINT ON A 35.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 33 DEGREES, 19 MINUTES, 08 SECONDS WEST FROM SAID POINT; THENCE SOUTHWESTERLY ALONG SAID CURVE 32.58 FEET THROUGH A CENTRAL ANGLE OF 53 DEGREES, 19 MINUTES, 38 SECONDS TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES, 59 MINUTES, 30 SECONDS EAST ALONG SAID SOUTH LINE 10.01 FEET; THENCE NORTHEASTERLY 24.75 FEET ALONG SAID LOT LINE AND A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 56 DEGREES, 48 MINUTES, 28 SECONDS TO THE POINT OF BEGINNING) IN PARKVIEW HEIGHTS SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1979 AS DOCUMENT NUMBER 24399728 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 2, 1979 AS DOCUMENT NUMBER 24784941, AND RECORDED MAY 7, 1979 AS DOCUMENT NUMBER 24949007, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1211 Diane Ln., Elk Grove Village, IL 60007
PIN: 07-36-217-020-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 27th day of August, 2021.

Vivek Patel
Vivek Patel

Reshma Patel
Reshma Patel

STATE OF Illinois)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Vivek Patel** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 27 day of August, 2021

Kimberly A. Pearson
Notary Public

NAME AND ADDRESS OF PREPARER:

AJP Law Firm
Attorney at Law
411 E. Business Center Dr., Suite 108
Mt. Prospect, IL 60056

