

# UNOFFICIAL COPY

Saturn Title LLC  
2129446

Doc#: 2126520366 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/22/2021 12:03 PM Pg: 1 of 2

Dec ID 20210901670491  
ST/CO Stamp 0-455-442-576 ST Tax \$335.00 CO Tax \$167.50  
City Stamp 1-797-619-856 City Tax: \$3,517.50

1 of 2

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Roshan Patel, married to Bhavisha Patel, individually, as to Parcel 1, and Roshan Patel and Bhavisha Patel, as Co-Trustees under the provisions of a Trust Agreement entitled The Patel Family Revocable Trust dated August 22, 2012, as to Parcel 2, of 3662 S. Hampton View Ct, Salt Lake City, Utah 84109, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Martha Louise Lundgren, of 948 W. Sheridan Unit 2D, Chicago, IL 60613, all interest in the following described real estate, together with any improvements thereon, (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

### PARCEL 1:

UNIT 308 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LINCOLN CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0632606059, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

UNIT P6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LINCOLN CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0632606059, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-12-233-037-1026 & 13-12-233-037-1048

Property Address: 2472 W. Foster Ave., Unit 308, Chicago, IL 60625

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. This is non-homestead property as to the Grantor and his Spouse.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee pursuant to the trust agreement above mentioned.

Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Dated this 23 day of AUGUST, 2021.

# UNOFFICIAL COPY

Warranty Deed pg 2.  
2129446



Roshan Patel, Individually



Roshan Patel, as Co-Trustee under the provisions of a Trust Agreement entitled The Patel Family Revocable Trust dated August 22, 2012

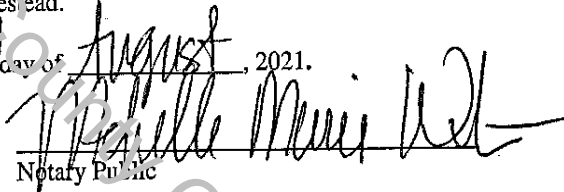


Bhavisha Patel, as Co-Trustee under the provisions of a Trust Agreement entitled The Patel Family Revocable Trust dated August 22, 2012.

State of Utah County of Salt Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Roshan Patel and Bhavisha Patel**, personally known to me to be the same person(s) whose name(s) 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, individually, and as Co-Trustees pursuant to the terms of the Trust Agreement aforesaid, and authority under said Trust Agreement, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

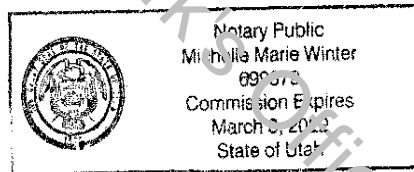
Given under my hand and notarial seal, this 23<sup>rd</sup> day of August, 2021.

  
Notary Public

My commission expires: 3/8/2022

**THIS DOCUMENT PREPARED BY:**

Anthony Nicpon  
7316 W. Myrtle  
Chicago, IL 60631



**MAIL TAX BILL TO:**

Martha Louise Lundgren  
948 W. Sheridan Unit 2D  
Chicago, IL 60613

**MAIL RECORDED DEED TO:**

Martha Louise Lundgren  
948 W. Sheridan Unit 2D  
Chicago, IL 60613