

UNOFFICIAL COPY

Doc#: 2128807330 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/15/2021 08:02 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), SAMIR PATEL and SEJAL PATEL, husband and wife of Hoffman Estates, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to PRAVIN G. PATEL and RASILABAHEN P. PATEL, husband and wife, as Tenants by the Entirety, of Hoffman Estates, Illinois, the following described Real Estate:

Dec ID 20210901691242
ST/CO Stamp 0-042-948-752 ST Tax \$175.00 CO Tax \$87.50

Address of Property: 195 W BERKLEY LN HOFFMAN ESTATES, IL 60169

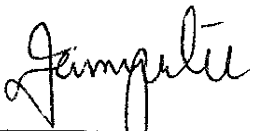
Parcel ID Number: 07-15-104-055-0000

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Situated in the County of Cook, State of Illinois. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2020 and subsequent years.

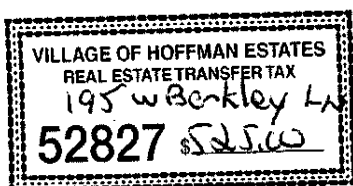
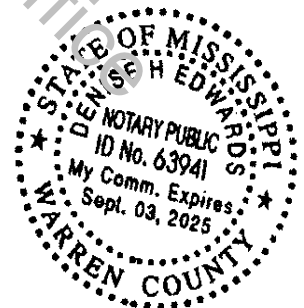
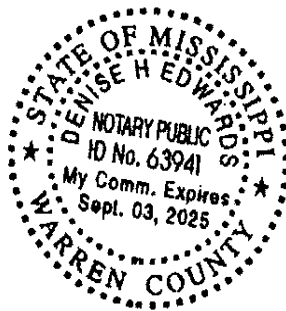
DATED this 21st day of September, 2021.



SAMIR PATEL (SEAL)



SEJAL PATEL (SEAL)



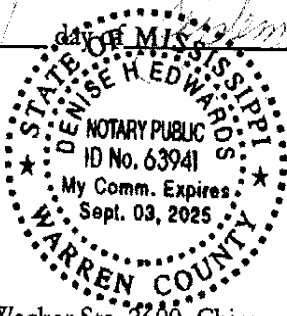
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STATE OF ~~ILLINOIS~~ ^{Mississippi})
) SS
COUNTY OF Warren)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Pravin Patel and Sejal Patel 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.

WITNESS my hand and official seal this 21 day of September, 2021.

Denise H. Edwards
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
PRAVIN PATEL
195 W BERKLEY LN
HOFFMAN ESTATES, IL 60169

SEND SUBSEQUENT TAX BILLS TO:
PRAVIN PATEL
195 W BERKLEY LN
HOFFMAN ESTATES, IL 60169

File nr: AT211092
After recording mail to:
Altima Title, LLC.
644 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

1 of 2
MD

Property of Cook County Clerk's Office

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File No: AT211092

EXHIBIT "A"

LOT 24 EXCEPT THE EAST 35.8 FEET IN BLOCK 2 IN TOWN AND COUNTRY AT HOFFMAN ESTATES A SUBDIVISION OF PART OF THE WEST 25 CHAINS OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**Property Address: 195 W BERKLEY LN HOFFMAN ESTATES, IL 60169
Parcel ID Number: 07-15-104-055-0000**

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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**Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II**