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Atlas Title & Escrow
File# 4-21-20032
Date 10-4-2021

Doc#: 2129207263 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2021 09:49 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20210701622055
ST/CO Stamp 1-195-735-184 ST Tax \$144.50 CO Tax \$72.25



(The Above Space for Recorder's Use Only)

THE GRANTORS Mayank Patel and Dhruvalben Patel, a husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Salwa Nissan, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* A MARRIED WOMAN

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

#1A
702 W Ivanhoe St
Mount Prospect, IL 60056

Permanent Index Number(s): 07-08-101-019-1224

Property Address: 1738 Sessions Walk, Hoffman Estates, IL 60169


SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 20th day of July, 2021.


Mayank Patel


Dhruvalben Patel

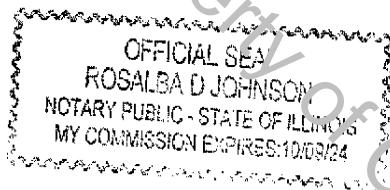
REAL ESTATE TRANSFER TAX		18-Oct-2021
	COUNTY:	72.25
	ILLINOIS:	144.50
	TOTAL:	216.75
07-08-101-019-1224 20210701622055 1-195-735-184		

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STATE OF ILLINOIS)
) SS,
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mayank Patel and Dhruvalben Patel personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as 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 ^{29th} ~~20th~~ day of July, 2021.



Notary Public

THIS INSTRUMENT PREPARED BY
 A. Imran Khan, Attorney-at-Law
 1000 N. Milwaukee Ave., Suite 100
 Chicago, IL 60642

MAIL TO:

~~Law Office of David A. D'Amico
 1821 Warden Office Sq., Ste 400
 Schaumburg, IL 60173~~

SEND SUBSEQUENT TAX BILLS TO:

Salwa Nissan
 1738 Sessions Walk
 Hoffman Estates, IL 60169

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Exhibit "A"
Property Description

Situated in the County of Cook, State of Illinois, to wit:

Unit 1738 Sessions Way, together with its undivided percentage interest in the common elements in Hilldale Condominium as delineated and defined in the declaration recorded as Document No. 25211897, in the East 1/2 of the Northwest 1/4 of Section 8, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

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Village of
Hoffman Estates

REAL ESTATE TRANSFER TAX

Phone: 847-882-9100 Fax: 847-781-2658

email: transferstamps@hoffmanestates.org

Check Appropriate Box(es):

- ☒ Declaration
 ☒ Residential
 ☐ Multi-Unit (No. of Units _____)
- ☐ Exemption
 ☐ Commercial
 ☐ Land Trust

INSTRUCTIONS:

- The liability for the payment of this tax shall be borne by the grantor (seller).
- This form must be filled out completely, signed by the grantor (seller), and presented to the Department of Finance, 1900 Hassell Road, Hoffman Estates, IL 60169 at the time of purchase of the real estate transfer stamps or exempt stamps as required by the Village of Hoffman Estates Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed or other instrument, and this form attached, when transfer of title or beneficial interest is recorded.
- The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- A copy of the Illinois Real Estate Transfer Tax Declaration form and deed must accompany the payment of the tax pursuant to Ordinance 13-5-5. In the case of an exempt stamp, a copy of the signed & notarized deed or other instrument must be presented.
- All water, sewer, and garbage charges attributable to the property, past due and current, along with all other monies owed the Village, must be paid prior to the issuance of the tax stamp or exempt stamp. The grantor must contact the Village at least five (5) business days prior to closing and request a final water reading. In the event that the request is not timely, the Village may require that the grantor pay an amount equal to 150% of the last two (2) bills, in addition to any outstanding account balances, until a final reading can be taken.
- Transfer stamps and exempt stamps must be purchased at the time of transfer. Penalties and interest will be imposed if payment is not made within sixty (60) days pursuant to Ordinance 13-5-11(a).
- Please include a self addressed stamped envelope for any mail-in requests.
- For additional information, please visit: www.hoffmanestates.org/government/finance/real-estate-transfer-tax

Address of Property: 1738 Sessions Walk, Hoffman Estates, IL 60169
Street Zip Code

Permanent Property Index No.: 07-08-101-019-1224

Date of Deed/Instrument: 08/11/2021 Type of Deed/Instrument: Warranty Deed

Grantee:
Salwa Nissan Same as property address
Buyer Address Zip Code

1. Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ <u>144,500.00</u>
2. AMOUNT OF TAX (\$3.00 per \$1,000 (or fraction thereof) of full actual consideration)	\$ <u>433.50</u>
3. PENALTY DUE (100% of Line 2)	\$ _____
4. INTEREST DUE (2% per month on Line 2)	\$ _____
5. TOTAL DUE	\$ <u>433.50</u>

EXEMPTIONS: The Village of Hoffman Estates Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 13-5-6 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, you must complete the appropriate blanks below and provide supporting documentation that is signed and notarized. There is a \$10.00 processing fee for each exempt transaction.

I hereby declare that this transaction is exempt from taxation under the Hoffman Estates Real Estate Transfer Tax Ordinance by paragraph(s) _____ of section 13-5-6 of said Ordinance.

Details for exemptions claimed, including documentation provided (explain): _____

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR: (Please Print)

Mayank Patel Same as property address
Name Address Zip Code

Signature *Tena Gallo* Date Signed: 07/29/2021
Seller or Agent