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BT# 2210021-02260
WARRANTY DEED



Doc# 2130016010 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/27/2021 10:34 AM PG: 1 OF 4

The Grantors, **GERALD KAUTH**, a widowed man not since remarried, of Ocala, Florida, **JENNIFER COLUMBIA**, a single woman of River Grove, Illinois and **JOSEPH COLUMBIA**, a married man of Crystal Lake, Illinois, as heirs of **Cynthia R. Columbia**, and for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY and WARRANT to **SHIVAM PATEL** and **TARABEN PATEL**, as Joint Tenants, of Roselle, IL, the following described real estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT 720-107 IN THE CONDOMINIUM OF BIRCH MANOR AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 04007694 AND FIRST AMENDMENT TO DECLARATION RECORDED 95256602 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

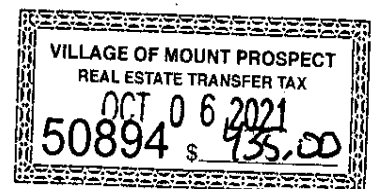
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 04007694.

Subject only to the following, if any: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, forever.

THIS IS NOT HOMESTEAD PROPERTY

Dated this 24 day of SEPT 2021.



PIN: 08-14-302-018-1023

COMMONLY KNOWN AS: * 720 Dempster Street, Unit 107G Mount Prospect, IL 60056 *

S
P
S
SC
INT JP

REAL ESTATE TRANSFER TAX

22-Oct-2021



COUNTY: 72.50
ILLINOIS: 145.00
TOTAL: 217.50

08-14-302-018-1023

| 20211001697251 | 2-037-851-280

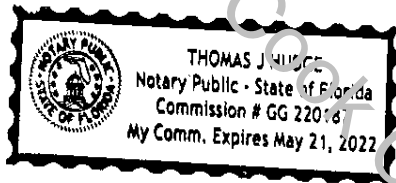
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Gerald Kauth
GERALD KAUTH

STATE OF Florida)
) SS:
COUNTY OF Marion)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **GERALD KAUTH, as Heir of Cynthia R. Columbia**, is 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of September 2021.



Thomas Justice
Notary Public

Mail Tax Bill To / Grantees Address:
Shivam Patel and Taraben Patel
85 Flamingo Dr.
Roselle, IL 60172

County Clerk's Office

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Jennifer Columbia
JENNIFER COLUMBIA

Joseph Columbia
JOSEPH COLUMBIA

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **JENNIFER COLUMBIA and JOSEPH COLUMBIA, as Heirs of Cynthia R. Columbia**, are 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of October 2021.

Lisa Miller
Notary Public



Property of Cook County Clerk's Office

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This Instrument Prepared By:

LISA PERNA MILLER, ESQ.
LAW OFFICES OF LISA C. PERNA, LTD
55 W. 22ND St., Ste. 225
Lombard, IL 60148

Send subsequent tax bills to:

SHIVAM PATEL &
TARABEN PATEL *85 Flamingo Dr*
~~720 Dempster Street, Unit 107G~~ *Roselle, IL 60172*
~~Mount Prospect, IL 60056~~

~~MAIL TO:~~

~~TUSHAR CHOTALIA, ESQ.~~
~~TUSHAR R. CHOTALIA, P.G.~~
~~6600 N. Lincoln Ave., Ste. 316~~
~~Lincolnwood, IL 60712~~

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

Property of Cook County Clerk's Office