

UNOFFICIAL COPY

Doc#: 2135147057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2021 10:43 AM Pg: 1 of 3

Dec ID 20211201670064
ST/CO Stamp 1-822-657-168 ST Tax \$240.00 CO Tax \$120.00

216 NOV 30 2021 V
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Akhilesh K. Brahmbhatt
13815 Leland Drive
Frisco, TX 75035

(The Above Space for Recorder's Use Only)

THE GRANTOR Akhilesh K. Brahmbhatt, married to Payal Jani, of 13815 Leland Drive, Frisco, TX 75035 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Young Nan Ra, a _____ person, of 505 N. McClurg Court, Unit 2802, Chicago, IL 60611, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number: 02-02-301-066-0000

Property Address: 251 E. Forest Knoll Drive, Palatine, IL 60074

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 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.

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Dated this 2nd day of December, 2021.

Akhilesh K. Brahmbhatt
Akhilesh K. Brahmbhatt

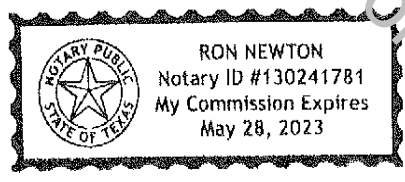
Payal Jani
Payal Jani
Hereby Waiving homestead rights

STATE OF TEXAS)
) SS,
COUNTY OF COLLIN)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Akhilesh K. Brahmbhatt and Payal Jani**, 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 he signed, sealed and delivered in the instrument as his 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 2 day of December, 2021.

Ron Newton
Notary Public



THIS INSTRUMENT PREPARED BY
Thomas Joseph Rigby, 1772 S. Randall Road, Suite 100, Geneva, IL 60134

MAIL TO:

The Law Offices of Andrius Spokas
9 East Irving Park Road
Roselle, IL 60172

SEND SUBSEQUENT TAX BILLS TO:

Young Nan Ra
251 E. Forest Knoll Drive
Palatine, IL 60074

REAL ESTATE TRANSFER TAX		14-Dec-2021
COUNTY:		120.00
ILLINOIS:		240.00
TOTAL:		360.00
02-02-301-066-0000 20211201670064		1-822-657-168

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LEGAL DESCRIPTION

Order No.: 21GNW366202GV

For APN/Parcel ID(s): 02-02-301-066-0000

LOT 59 IN PLAT OF PLANNED UNIT DEVELOPMENT OF FOREST KNOLL TOWNHOMES IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTER OF TITLES OF COOK COUNTY ON SEPTEMBER 13, 1978 AS DOCUMENT NUMBER 3045755 AND BY PLAT OF CORRECTION REGISTERED ON SEPTEMBER 18, 1979 AS DOCUMENT NUMBER 3118313.

Property of Cook County Clerk's Office