

UNOFFICIAL COPY

Doc#: 2135606035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2021 06:31 AM Pg: 1 of 3

Dec ID 20211201666962
ST/CO Stamp 0-571-697-808 ST Tax \$390.00 CO Tax \$195.00

WARRANTY DEED

Joint Tenancy

AFTER RECORDING MAIL TO:



MAIL REAL ESTATE TAX BILL TO:

Cynthia Roman and Thalia Santiago
2613 ~~X~~ Cuyler Ave. *WTS*
Berwyn, IL 60402

THE GRANTOR: Bhadresh Patel, a married man, of 1329 Sable Drive, Addison, IL for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Cynthia Roman, UNMARRIED** and **Thalia Santiago, UNMARRIED**, of _____, to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

As Joint Tenants and WTS as tenants in common
Commonly known as: 2613 ~~X~~ Cuyler Ave., Berwyn, IL 60402
PIN: 16-29-301-010-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

[Handwritten signature]

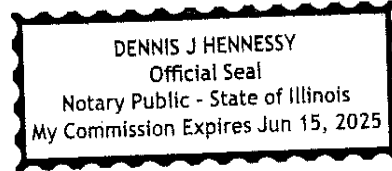
THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
\$12-17-2021 \$390.00
COLLECTION DEPARTMENT

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DATED this 17th day of December, 2021.



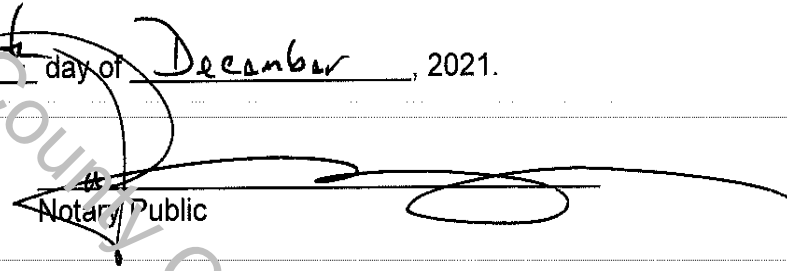
Bhadresh Patel



STATE OF Illinois)
COUNTY OF DuPage)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Bhadresh Patel**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 official seal this 17th day of December, 2021.


Notary Public

NAME AND ADDRESS OF PREPARER:

Dennis J.G. Hennessy
Attorney at Law
215 Catalpa
Itasca, IL 60143

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LEGAL DESCRIPTION

Order No.: 21GNW064110RM

For APN/Parcel ID(s): **16-29-301-010-0000**

LOT 40, IN BLOCK 2, IN FLICK'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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