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TK RM

Doc# 2135606426 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2021 12:33 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20211101655411
ST/CO Stamp 1-909-410-448 ST Tax \$600.50 CO Tax \$300.25

Mail to:

Scott A. Brower
608 S. Washington St.
Ste 300
Naperville, IL 60540

THE GRANTOR, Subramanya Dixit, ^{an unmarried man} as an individual, of the Village of Schaumburg, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) DOLLARS, and other good consideration in hand paid, bargains, sells, conveys and specially warrants to Hemang Shah and Palak Shah,

- as an Individual, as Trustee,
- as Tenants in Common,
- not as Tenants in Common, but as Joint Tenants with the right of survivorship,
- as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as Tenants by the Entirety,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2 OF METROPOLITAN PARTNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 2004 0401318061, AND CERTIFICATE OF CORRECTION RECORDED APRIL 26, 2004 AS DOCUMENT NUMBER 0411749086, IN COOK COUNTY, ILLINOIS AND BEING A RESUBDIVISION OF LOT 51 IN ROBERT BARTLETT'S PLEASANT ACRES, A SUBDIVISION OF SAID EAST 1/2 OF THE NORTHWEST 1/4, OF SECTION 22, IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS.

To have and to hold the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor Will Warrant and Defend the property hereby

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conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantors, but against no other person, subject only to the following:

- (a) general real estate taxes not due and payable at the time of closing;
- (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record;
- (c) zoning laws and ordinances which conform to the present usage of the premises;
- (d) public and utility easements which serve the premises;
- (e) public roads and highways, if any;
- (f) party wall rights and agreement, if any;
- and (g) limitations and conditions imposed by the Illinois Condominium Property Act and Condominium Declaration, if applicable.

Grantor currently residing on the subject property, and thus Grantor warrant and represent that the subject property is subject to the homestead laws of the State of Illinois and hereby waive and release all rights thereunder.

Permanent Real Estate Index Number(s): 07-22-101-058-0000

Address(es) of Real Estate: 135 West Thacker, Schaumburg, IL 60194

Dated this 17 day of November, 2021.

Subramanya Dixit
 Subramanya Dixit

State of Ill)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Subramanya Dixit, 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 h signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

Given under my hand and official Seal, this 17 day of Nov, 2021.

Commission Expires: 11-26-2023

JK
 Notary Public

OFFICIAL SEAL
 JOANNE KROK
 NOTARY PUBLIC, STATE OF ILLINOIS
 My Commission Expires Nov. 26, 2023

This instrument was prepared by: Kevin P. Camden, Camden Law Office, LLC, 5330 S. Main, Ste. 200, Downers Grove, IL 60515

Send Tax Bills to:

Hemang Shah and
 Palak Shah
 135 West Thacker
 Schaumburg IL 60194

