

UNOFFICIAL COPY

Warranty Deed

Tenancy By Entirety

Doc#: 2208006423 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2022 01:05 PM Pg: 1 of 2

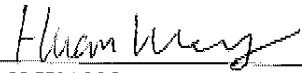
Dec ID 20220301650928
ST/CO Stamp 2-002-603-408 ST Tax \$440.00 CO Tax \$220.00

CT 112
225TC00127AUB

THE GRANTORS, MING DOU married to HUAN WANG of 955 Kensington Drive, #B-1, Northbrook, IL 60062 for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, does CONVEY and WARRANT TO THE GRANTEE, ASHOK H. PATEL & MRUDULA PATEL of 3857 Old Mill Road, Northbrook, IL 60062 as Tenancy By Entirety all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:
See Attached Legal Description x Ashok

SUBJECT TO: General Taxes for the year 2021 and subsequent years. And hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
Permanent Real Estate Index Number(s): 04-23-107-005-4130
Commonly Known as: 955 Kensington Dr., Unit 8-B1, Northbrook, IL 60062
DATED this 17th day of March, 2022.


MING DOU


HUAN WANG
*For purposes of waiving homestead

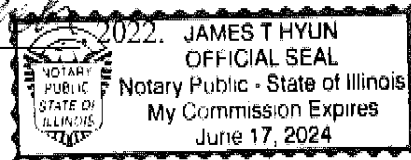
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, undersigned, Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MING DOU & HUAN WANG personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, acknowledged that they signed and sealed and delivered the said 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 official seal, this 17th day of March, 2022.


NOTARY PUBLIC

(SEAL)



Prepared By: James T. Hyun, Esquire, 3400 Dundee Road, Suite 150, Northbrook, IL 60062

Mail to:

Ashok H. Patel
Name and Address of Taxpayers:
Unit 8-B1
955 KENSINGTON DRIVE,
NORTHBROOK, IL 60062.

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LEGAL DESCRIPTION

Order No.: 22ST00127NB

For APN/Parcel ID(s): 04-23-107-005-4130

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 2000 AND KNOWN AS TRUST NUMBER 99-0163, AS LESSOR, AND KZF VENTURE GROUP, L.L.C., AS LESSEE, DATED DECEMBER 27, 2000, WHICH LEASE WAS RECORDED DECEMBER 29, 2000 AS DOCUMENT 0001022135, FOR A TERM OF YEARS BEGINNING DECEMBER 27, 2000 AND ENDING DECEMBER 31, 2150, WHICH LEASE WAS ASSIGNED BY KZF VENTURE GROUP, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, ASSIGNEE, TO ALAN MOHSENZADEH BY PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 0030354074, WHICH LEASE DEMISES THE LAND DESCRIBED BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND DESCRIBED HEREIN;

THE LAND

UNIT NUMBER 8-B1 IN THE NORTHBROOK GREENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOTS SE-1A AND SE-1B IN TECHNY PARCEL SE-1 SUBDIVISION, IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCEL SE-1 RECORDED ON DECEMBER 22, 2000 AS DOCUMENT NUMBER 01007540,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237707 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.