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Doc#. 2212501003 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2022 06:06 AM Pg: 1 of 4

WARRANTY DEED

THE GRANTOR(S), MICKINCH PATEL AND GEETA PATEL, husband and wife, of Bartlett, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to FALGUNIBEN JETHVA and MAHESH JETHVA, husband and wife, of DES PLAINES, Illinois, as tenants by the entirety, the following described Real Estate:

Dec ID 20220401696550
ST/CO Stamp 0-871-905-168 ST Tax \$225.00 CO Tax \$112.50

Address of Property: 9378 NOEL AVE UNIT D DES PLAINES, IL 60016

Parcel ID Number: 09-15-104-062-0000

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Situated in the County of Cook, State of Illinois. This is not a homestead property as to the grantor's spouse.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

DATED this 16 day of April, 2022

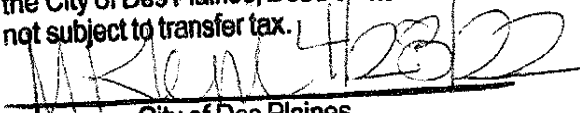


MICKINCH PATEL (SEAL)



GEETA PATEL (SEAL)

Property not located in the corporate limits of
the City of Des Plaines, Deed or Instrument
not subject to transfer tax.



City of Des Plaines

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STATE OF ILLINOIS)
) SS
COUNTY OF DEPAUL)

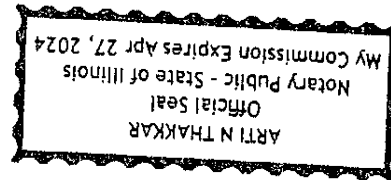


I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Mickinch Patel & Geeta Patel
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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 16 day of 04, 2022.

Arti N. Thakkar
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Law Office of Nitin S. Patel P.C.
121 FAIRFIELD WAY
SUITE 100
BLOOMINGDALE IL
60108

SEND SUBSEQUENT TAX BILLS TO:
Mahesh Jethva
3378 D Noel Ave
Des Plaines
IL 60016

File nr: AT220298 lot 2 MD
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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File No: AT220298

EXHIBIT "A"**PARCEL 1:**

THAT PART OF THE WEST 72.97 FEET OF THE EAST 510.79 FEET (BOTH MEASURED ALONG THE SOUTH LINE) OF THE FOLLOWING TAKEN AS TRACT: LOTS 8 TO 14 BOTH INCLUSIVE AND THE SOUTH 4.79 FEET OF LOTS 1 TO 7 BOTH INCLUSIVE ALL IN BLOCK 1 IN HILLARY LANE BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID WEST 72.97 FEET OF THE EAST 510.79 FEET, WHICH IS 87.53 FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST 72.97 FEET OF THE EAST 510.79 FEET TO A POINT ON THE WEST LINE OF SAID WEST 72.97 FEET OF THE EAST 510.79 FEET, WHICH IS 91.35 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST 72.97 FEET OF THE EAST 510.79 FEET, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST EIGHTH OF THE WEST 5752 FEET OF THE NORTH 35 FEET (MEASURED ALONG THE EAST LINE AND WEST LINE) OF LOTS 1 TO 7, BOTH INCLUSIVE, TAKEN AS A TRACT IN BLOCK 1 IN HILLARY LANE BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS, PARTY WALLS, COVENANTS AND RESTRICTIONS AND EXHIBIT "A" ATTACHED THERETO MADE BY GOLF-MILL GARDENS INCORPORATED, A CORPORATION OF ILLINOIS, AND OTHERS DATED JULY 31, 1959 AND RECORDED AUGUST 4, 1959 AS DOCUMENT 17618417, AND AS CREATED BY THE DEED FROM LEONARD BRENNER AND OTHERS TO IRVIN A DORN AND MARILYN DORN, HIS WIFE, DATED JULY 22, 1969 AND RECORDED JULY 29, 1969 AS DOCUMENT 20913651, IN COOK COUNTY, ILLINOIS.

(A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 14 FEET WIDE, WHOSE CENTERLINE IS A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 4.79 FEET OF LOT 1, 83.66 FEET (MEASURED ALONG SAID NORTH LINE OF SAID 4.79 FEET) EASTERLY OF THE WEST LINE OF SAID LOT 1 TO A POINT ON A LINE 35 FEET (MEASURED ALONG THE WEST LINE AND THE EAST LINE OF SAID EAST 83.66 FEET) SOUTH OF THE NORTH LINE OF SAID LOT 1, 83.78 FEET (MEASURED ALONG SAID LINE 35 FEET SOUTH OF SAID

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part I

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NORTH LINE) EASTERLY OF THE WEST LINE OF SAID LOT 1 IN BLOCK 1 IN HILLARY LANE AFORESAID.

(B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 14 FEET WIDE, WHOSE CENTERLINE IS A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 13, 145.94 FEET (MEASURED ALONG SAID SOUTH LINE) EASTERLY OF THE SOUTHWEST CORNER OF LOT 14 TO A POINT ON THE NORTH LINE OF THE SOUTH 4.79 FEET OF LOT 2, 146.10 FEET (MEASURED ALONG SAID NORTH LINE OF SAID SOUTH 4.79 FEET) EASTERLY OF THE WEST LINE OF LOT 1 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN BLOCK 1 IN HILLARY LANE AFORESAID .

(C) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 14 FEET WIDE WHOSE CENTERLINE IS A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 14, 72.97 FEET (MEASURED ALONG SAID SOUTH LINE) EASTERLY OF SOUTHWEST CORNER OF SAID LOT 14 TO A POINT ON THE NORTH LINE OF THE SOUTH 4.79 FEET OF LOT 1, 73.13 FEET (MEASURED ALONG SAID NORTH LINE OF SAID SOUTH 4.79 FEET) EASTERLY OF THE WESTERLY LINE OF LOT 1 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN BLOCK 1 IN HILLARY LANE AFORESAID.

(D) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 14 FEET WIDE WHOSE CENTERLINE IS THE WEST 153.10 FEET OF THE NORTH LINE OF THE SOUTH 4.79 FEET OF LOTS 1 AND 2 TAKEN AS A TRACT (EXCEPTING THEREFROM THOSE PARTS FALLING IN PARCELS 1, 3A, 3B, 3C IMMEDIATELY ABOVE) IN BLOCK 1 IN HILLARY LANE AFORESAID.

(E) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 15 FEET OF THE NORTH 35 FEET (BOTH MEASURED ALONG THE EAST LINE AND THE WEST LINE) OF LOTS 1 AND 2 TAKEN AS A TRACT (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID) IN BLOCK 1 IN HILLARY LANE AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

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