

UNOFFICIAL COPY

Doc#. 2212607211 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/06/2022 12:01 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20220401696169
ST/CO Stamp 0-676-886-416 ST Tax \$265.00 CO Tax \$132.50

THE GRANTOR(S), PARIND J VORA and NISHABEN P VORA, husband and wife, of Des Plaines, 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 TREY JOSEPH FLORKIEWICZ and BLAKE W DUST,** of McHenry Illinois, as ~~Joint Tenants~~ the following described Real Estate:

** with Trey Joseph Florkiewicz having a 2/3 ownership interest and Blake W Dust having a 1/3 ownership interest as tenants in common*
Address of Property: 650 S RIVER RD UNIT 306 DES PLAINES, IL 60016

Parcel ID Number: 09-17-416-029-1084


*** both unmarried*

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

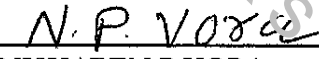
situated in the County of Cook, State of Illinois. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2021 and subsequent years.

DATED this 20th day of April, 2022



PARIND J VORA (SEAL)



NISHABEN P VORA (SEAL)



File nr: AT 220342

After recording mail to:

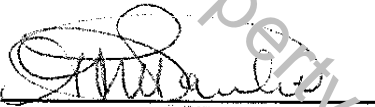
Altima Title, LLC.
6444 N. Milwaukee Ave. ¹/₂
Chicago, IL 60631
Ph. 312-651-6070

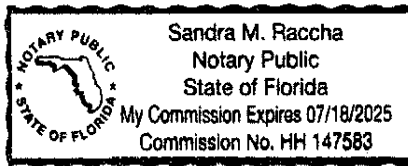
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STATE OF Florida)
) SS
COUNTY OF Pasco)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that by means of Physical Presence: Parind J and Nishaba P Vora, 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 20th day of April, 2022.


NOTARY PUBLIC



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

MAIL TO:
Trey Florkiewicz
Bake Dust
650 S. River Road
Unit 306
Des Plaines, IL
60016

SEND SUBSEQUENT TAX BILLS TO:
Trey Florkiewicz
Bake Dust
650 S. River Road
Unit 306
Des Plaines, IL
60016

Property of Cook County Clerk's Office

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File No: AT220342

EXHIBIT "A"

PARCEL 1:

UNIT 2-306 IN RIVER POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 1997 AS DOCUMENT 97131342, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

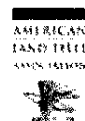
PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P2-52 AND STORAGE SPACE S2-52, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

Property Address: 650 S RIVER RD UNIT 306 DES PLAINES, IL 60016
Parcel ID Number: 09-17-416-029-1084

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 II*