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2216022001D

Warranty Deed
(ILLINOIS)

Doc# 2216022001 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2022 09:15 AM PG: 1 OF 3

THE GRANTOR(S), 1340 Kingsbury LLC, an Illinois Limited Liability Company, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and ^{AB} Joint Tenants WARRANT(S) to Neil Patel and Hetal Patel, husband and wife, as ~~Tenancy by the Entirety~~, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT 2 IN BUILDING 85 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LARKSPUR 6 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22628307, IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 INCLUDING FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION RECORDED FEBRUARY 13, 1974, AS DOCUMENT 22628307, AND AS CREATED BY THE DEED RECORDED AS DOCUMENT 23015023, IN COOK COUNTY, ILLINOIS.

Address: 1340 Kingsbury Dr., Unit 2, Hanover Park, IL 60133

PIN #: 07-30-300-023-1002

SUBJECT TO general real estate taxes for 2021 and 2022 and covenants, easements and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 25th of May, 2022.

Sinkeletica Mathew (Seal)
Sinkeletica Mathew

REAL ESTATE TRANSFER TAX		08-Jun-2022
COUNTY:		87.50
ILLINOIS:		175.00
TOTAL:		262.50

07-30-300-023-1002 | 20220501604000 | 0-023-498-832

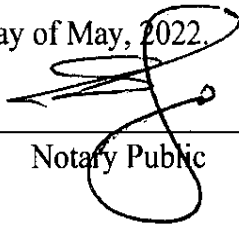
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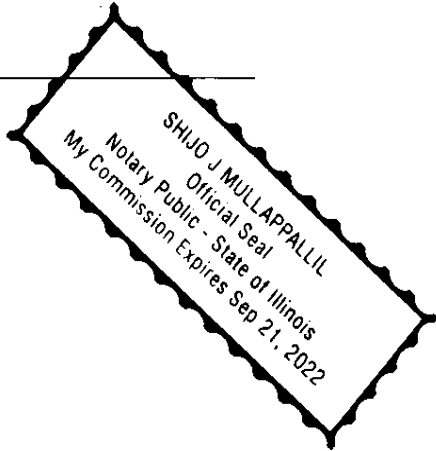
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public In and for the County and State aforesaid, **DO HEREBY CERTIFY** that Sinkelica Mathew, 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 severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of May, 2022.



Notary Public



This instrument was prepared

SHUO J. MULLAPPALLIL
Attorney at Law
4323 West Irving Park Road, Suite 1B
Chicago, IL 60641



Mail to:

~~Neil Patel and Hetal Patel
1340 Kingsbury Dr., Unit 2
Hanover Park, IL 60133~~

1016 Ridgeview Dr.
Downers Grove, IL 60010

Send subsequent tax bills to:

~~Neil Patel and Hetal Patel
1340 Kingsbury Dr., Unit 2
Hanover Park, IL 60133~~

1016 Ridgeview Dr.
Downers Grove, IL 60010

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EXHIBIT A

Legal:

PARCEL 1:

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Commonly known address: 1340 Kingsbury Dr., Unit 2, Hanover Park, IL 60133

PIN #: 07-30-300-023-1002

Property of Cook County Clerk's Office