

UNOFFICIAL COPY

WARRANTY DEED
(Illinois)

PREPARED BY:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

Doc#: 2217346120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2022 01:57 PM Pg: 1 of 1

Dec ID 20220601639750
ST/CO Stamp 0-120-825-936 ST Tax \$420.00 CO Tax \$210.00

MAIL TO:
William Logan, Esq.
20 N. Clark St. #3300
Chicago, IL 60602

SEND TAX BILL TO:
CWK Properties-Prospect Heights
7949 W. 79th St.
Bridgeview, IL 60455


For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the Grantors, Jiten L. Patel, a married man, of 224 Carey Drive, Roselle, IL 60172, and Hiraben L. Patel, a widow not since remarried, of 5225 W. Fargo Ave., Skokie, IL 60077, hereby convey and warrant to the Grantee, CWK Properties-Prospect Heights, LLC, an Illinois limited liability company, of 7949 W. 79th St., Bridgeview, IL 60455,

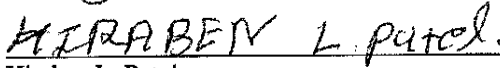
the Real Estate located at 1312 ^{North} East Rand Road, Prospect Heights, IL 60070 and having a P.I.N. of 03-21-304-018-0000 and legally described as

LOT 1 IN COX-CONROY SUBDIVISION BEING A RESUBDIVISION OF LOT 3 IN C.H. TAYLOR'S SECOND ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF RAND ROAD, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON JULY 29, 1986 AS DOCUMENT NO. 3535306.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; and covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. This is not homestead property with respect to the Grantors.

Dated June 6, 2022



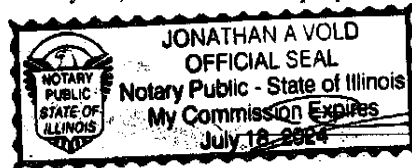
Jiten L. Patel


Hiraben L. Patel

FIRST AMERICAN TITLE
FILE # AF1025418

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Jiten L. Patel, personally known to me to be the same person as named herein, each appeared before me this day and acknowledged signing and delivering this instrument as a free and voluntary act, for the uses and purposes therein set forth.

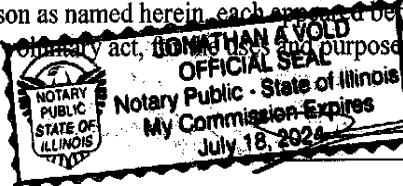
Dated 6-6-22
Commission expires 7-18-24



_____, Notary Public

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Hiraben L. Patel, personally known to me to be the same person as named herein, each appeared before me this day and acknowledged signing and delivering this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Dated 6-6-22
Commission expires 7-18-24



_____, Notary Public