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WARRANTY DEED **ILLINOIS STATUTORY**

THE GRANTORS

Jose Gesundheit and Aydee Castaneda 846 Oak Ridge Boulevard, Elgin, IL 60120 Doc#. 2220006111 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/19/2022 08:51 AM Pg: 1 of 3

Dec ID 20220701672471

ST/CO Stamp 0-642-249-808 ST Tax \$405.00 CO Tax \$202.50

(The Above Space for Recorder's Use Only)

1000 M THE GRANTORS Jose Gesur's and Aydee Castaneda, a married couple, of for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Anish Patel and Priya Patel, a Husbard+ married couple, of 231 Nantucket Harbor, Schaumburg, IL 60193, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIP HON ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 06-20-404-036-0000

Property Address: 846 Oak Ridge Boulevard, Elgin, IL 60120

Hereby releasing and waiving all rights under and by virtue of the Hernestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this day of May, 2022.

Aydee E Castaneda

Jose de Jesus Gesundheit

STATE OF ILLINOIS

)) SS,

COUNTY OF KANE

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Aydee E Castaneda and Jose de Jesus Gesundheit personally known to me to be the same persons whose named are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 not rivil seal, this Ab day of MM, 2022.

Notary Public

ALECIA K ELAM Official Seal Notary Public - State of Illinois Ny Commission Expires Aug 26, 2024

THIS INSTRUMENT PREPARED BY Emi M Salazar Cohen, Donahue & Salazar 2400 Big Timber Road, Suite 108 Elgin, IL 60124

MAIL TO:

Mayra Prado-Pagan Attorney at Law 505 N Riverside Dr., Ste. 202 Gurace, IL 60031

L. Mothew Lordentlagel
AH OF Law
800 Wantegen Rd #29
Glenview, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

Anish Retel + Prive Retel Eric Garcia and Yadira Garcia 846 Oak Ridge Blvd., Elgin, IL 60120

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EXHIBIT A LEGAL DESCRIPTION

LOT 25 IN OAK RIDGE SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 2006 AS DOCUMENT 0605510102, IN COOK COUNTY, ILLINOIS

City of Elgin Real estate Transfer stamp

84643