

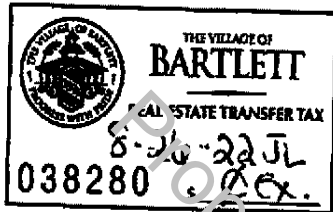
# UNOFFICIAL COPY

Atlas Title & Escrow  
Filed 4-22-27308  
Date 3-26-2022

Doc#: 2226612131 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/23/2022 11:49 AM Pg: 1 of 2

Dec ID 20220801621058  
ST/CO Stamp 1-264-334-416 ST Tax \$170.00 CO Tax \$85.00

## WARRANTY DEED ILLINOIS STATUTORY



(The Above Space for Recorder's Use Only)

THE GRANTORS <sup>conveyed to</sup> Alpesh Soni, <sup>Signatory, on behalf of and Homestead Exemption</sup> Rinkuben Soni, ~~a married couple~~, of 102 South Crest Avenue, Bartlett, IL 60103, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Kishan Patel, ~~A Married Man~~, of 21 North London Court, South Elgin, IL 60177, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number(s): 06-35-305-051-1022

Property Address: 145 Ann Court, #B, Bartlett, IL 60103

Situated in the County of Cook, State of Illinois, to wit:

Unit B in Building 6 together with its undivided percentage interest in the common elements in Bartlett Green Condominium Unit 5 as delineated and defined in the Declaration recorded as Document No. 22449519, as amended, in the Southwest 1/4 of Section 35, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, 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 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.

Dated this 26 day of August, 2022,

Alpesh Soni

REAL ESTATE TRANSFER TAX		23-Sep-2022
COUNTY:		85.00
ILLINOIS:		170.00
TOTAL:		265.00

06-35-305-051-1022 | 20220801621058 | 1-264-334-416

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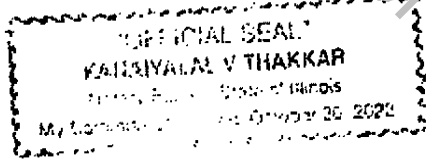
Case 11. A.

Rinkuben Soni

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. CERTIFY THAT Alpesh Soni and Rinkuben Soni personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 22 day of August, 2022.



Kanshival V Thakkar  
Notary Public

THIS INSTRUMENT PREPARED BY  
A. Imran Khan  
ARK Attorneys, LLC  
1000 N. Milwaukee Ave., Suite 100  
Chicago, IL 60642

MAIL TO:

Ronak Desai Law firm  
150 South Wacker Drive, Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Kishan Patel  
212 London Ct  
South Elgin, IL 60177