

# UNOFFICIAL COPY

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WARRANTY DEED

226NB687059011  
Prepared By: *Yall*

Nirav S. Patel

Law Office of Nirav S. Patel, PC

121 Fairfield Way, Ste 100

Bloomington, IL 60108

Doc#: 2227901187 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/06/2022 02:37 PM Pg: 1 of 2

Dec ID 20221001656428

ST/CO Stamp 1-264-627-280 ST Tax \$120.00 CO Tax \$60.00

Return To:

Riki Investments LLC

5130 CASTAWAY LN.

HOFFMAN ESTATES, IL 60010

Taxes To/Grantee's Address:

Riki Investments LLC

5130 CASTAWAY LN.

HOFFMAN ESTATES, IL 60010

\*The Above Space for Recorder's Use Only\*

THE GRANTOR(S), Dhruvin Shah and Keyur Patel, as joint tenants, of 1457 Winslowe Dr., Unit 202, Palatine, IL 60074, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Riki Investments LLC, an Illinois limited liability company, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1457-202 IN BRENTWOOD OF PALATINE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRENTWOOD OF PALATINE CONDOMINIUM OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN COOK COUNTY, ILLINOIS ON AUGUST 13, 2004 AS DOCUMENT NO. 0422634016 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972, RECORDED IN COOK COUNTY, ILLINOIS ON DECEMBER 21, 1972, AS DOCUMENT NO. LR2666783.

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Permanent Index Number: 02-12-100-128-1042


Commonly known as: 1457 Winslowe Dr., Unit 202, Palatine, IL 60074

## THIS IS NON-HOMESTEAD PROPERTY

**SUBJECT TO:** The general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

HEREBY **RELEASING** and **WAIVING** all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. **TO HAVE AND TO HOLD**, the above granted premises unto the Grantees forever.

Dated this 16<sup>th</sup> day of September, 2022

By:   
\_\_\_\_\_  
Dhruvin Shah

By:   
\_\_\_\_\_  
Keyur Patel

STATE OF ILLINOIS     )  
  )SS  
County of DUPAGE     )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Dhruvin Shah and Keyur Patel, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed, and delivered the said instrument of his free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 16<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
(Notary Public)

