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Doc#: 2234328245 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/09/2022 01:16 PM Pg: 1 of 4

This document prepared by:

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Dec ID 20221101693202

ST/CO Stamp 1-543-107-920 ST Tax \$500.00 CO Tax \$250.00

FIRST AMERICAN TITLE
FILE # AF1023535

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05-33-310-032-0000
(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR **SHARAD PATEL AND KAJAL PATEL, HUSBAND AND WIFE,**, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **ELIZABETH^S NAZARIAN AND BARBARA^L ALLEN, A MARRIED COUPLE**, with a current address of 2702 Princeton Ave, Evanston, IL

hereinafter "Grantee", not as tenants in common or as joint tenants, but rather as **TENANTS BY THE ENTIRETY** with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of **COOK** and in the State of Illinois, to-wit:

SEE ATTACHED "EXHIBIT A"

COMMONLY KNOWN AS 2702 PRINCETON AVENUE, EVANSTON, IL 60201.

033304
CITY OF EVANSTON
Real Estate Transfer Tax
PAID DEC 01 2022
AMOUNT \$ 2,500.00
Agent NK

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

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WITNESS Grantor's hand this 15TH day of APRIL, 2022.

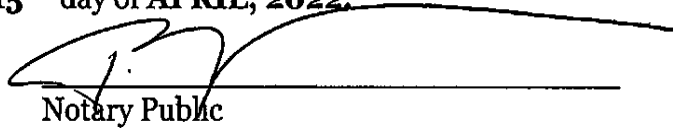


Grantor: **SHARAD PATEL**

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **SHARAD PATEL** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 15TH day of APRIL, 2022.


Notary Public

UNOFFICIAL COPY

WITNESS Grantor's hand this 15TH day of APRIL, 2022.

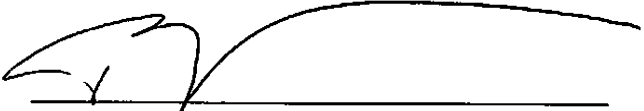

Grantor: **KAJAL PATEL**

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **KAJAL PATEL** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 15TH day of APRIL, 2022.





Notary Public

MAIL DEED, AFTER RECORDING, TO:

Jeffrey H Gottlieb
1415 N Dearborn Unit 6B
Chicago IL 60610

SEND FUTURE TAX BILLS TO:

ELIZABETH NAZARIAN AND BARBARA ALLEN
2702 PRINCETON AVENUE
EVANSTON, IL 60201

 <p>First American</p> <p>Exhibit A</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: AF1023535</p>
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Commitment File No.: AF1023535

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

LOT 16 IN WILLIAM J. LONNQUIST'S WESTMORELAND ESTATES SUBDIVISION OF THE NORTH 664 FEET OF THE SOUTH 996 FEET OF THE WEST 271.26 FEET OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

2702 Princeton Ave
Evanston, IL 60201

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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