

UNOFFICIAL COPY

Doc#: 2235045013 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2022 09:15 AM Pg: 1 of 6

WARRANTY DEED

THE GRANTOR(S), DILIPBHAI R PATEL and JYOTIKA D PATEL, husband and wife, KAUSHIK R PATEL and CHARULATABEN K PATEL, husband and wife, USHABEN G PATEL, widowed and not since remarried, CHANDRAKANT R PATEL and SMITABEN C PATEL, husband and wife, of Schaumburg, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to ROMY PATEL and LISHA PATEL, husband and wife, as Tenants by the Entirety, of Hanover Park, Illinois, the following described Real Estate:

Dec ID 20221201607791
ST/CO Stamp 1-534-831-952 ST Tax \$690.00 CO Tax \$345.00

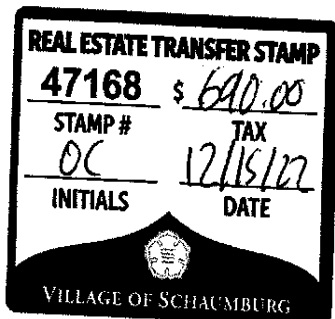
Address of Property: 1306 MONTCLAIRE PL SCHAUMBURG, IL 60173

Parcel ID Number: 07-23-205-013-0000

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of 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, public and utility easements; and general real estate taxes for 2022 and subsequent years



DATED this 11 day of December 20 22

[Signatures to Follow]

File nr: AT 221098
After recording mail to:
Altima Title, LLC. 2
6444 N. Milwaukee Ave. 3
Chicago, IL 60631
Ph. 312-651-6070

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KR Patel (SEAL)
KAUSHIK R PATEL

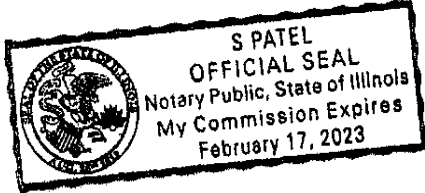
C.K. Patel (SEAL)
CHARULATABEN K PATEL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Kaushik R Patel, Charulataben K Patel, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/hex/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 11th day of December, 2022.

S. Patel
NOTARY PUBLIC



Cook County Clerk's Office

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[Signature] (SEAL)
CHANDRAKANT R PATEL

[Signature] (SEAL)
SMITABEN C PATEL

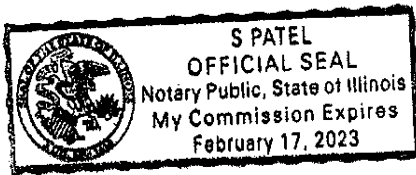
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Chandrakant R Patel, Smitaben C Patel,
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 11th day of December, 2022.

[Signature]
NOTARY PUBLIC



Prepared by: Ronak Desai, Parikh Law Group LLC, 150 S Walker Ste 2600 Chicago IL 60606

MAIL TO:
Romy Patel and Lisha Patel
1306 Montclair Pl
Schaumburg, IL 60173

NAME AND ADDRESS OF TAXPAYER:
Romy Patel and Lisha Patel
1306 Montclair Pl
Schaumburg, IL 60173

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File No: AT221098

EXHIBIT "A"

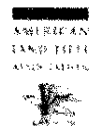
LOT 160 IN PARK ST. CLAIRE UNIT 2, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, AND IN THE NORTHEAST QUARTER OF SECTION 23, AND IN THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1991 AS DOCUMENT 91603720, IN COOK COUNTY, ILLINOIS.

Property Address: 1306 MONTCLAIRE PL SCHAUMBURG, IL 60173
Parcel ID Number: 07-23-205-013-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II*