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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2311728048 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2023 10:24 AM Pg: 1 of 3

Dec ID 20230301684797
ST/CO Stamp 1-586-713-808 ST Tax \$590.00 CO Tax \$295.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Siddharth Chauhan and Shivangi Patel, married to each other, 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 Christy Gard, a Single person and Erica Avram, a Single person of 175 North Hardor Drive Unit 4408, Chicago, IL 60601, as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 03-08-312-020-0000

Property Address: 606 East Hackberry Drive, Arlington Heights, IL 60004

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 5th day of April, 2023.

Siddharth Chauhan (Seal)
Siddharth Chauhan

Shivangi Patel (Seal)
Shivangi Patel

PROPER TITLE, LLC


PT23-90829W
10F2

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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Siddharth Chauhan and Shivangi Patel personally known to me to be the same persons whose names 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 notarial seal, this 5th day of April, 2023.



Notary Public



THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:

Law Office of Neil J. Kaiser, Ltd.
716 Lee Street Unit #1
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:

~~Christopher A.~~
~~Chris Gard~~
606 East Hackberry Drive
Arlington Heights, IL 60004

Property of Cook County Clerk's Office

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Property Address: 606 E HACKBERRY DR
ARLINGTON HEIGHTS, ILLINOIS 60004

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 20 IN NORTHGATE UNIT 1, BEING A SUBDIVISION OF THE SOUTH 38 ACRES OF THE NORTH 83 ACRES OF A TRACT OF LAND COMPOSED THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A.P.N. # : 03-08-312-020-0000
