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1/3 TK RM

Doc# 2312240030 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2023 10:07 AM Pg: 1 of 3

Dec ID 20230401604861
ST/CO Stamp 0-464-290-512 ST Tax \$604.00 CO Tax \$302.00

WARRANTY DEED

Mail To:

Ben Weaver
23 Legal LLC
1600 Golf Road, Ste 1200
Rolling Meadows IL 60008

Send Tax Bills To:

Bharat Walia
1528 Dakota Dr.
Elk Grove Village IL 60007

GRANTOR,

Emerald, Inc., a Corporation created and existing under and by virtue of the Laws of the State of Illinois

for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said Corporation, **CONVEYS AND WARRANTS** to

GRANTEES,

Bharat Walia and Neha Chaube, husband and wife as tenants by the entirety
595 S. River Road, Apt. 505
Des Plaines, IL 60016

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: 07-36-109-029-0000 (underlying)

Address of Real Estate: 1528 Dakota Dr., Elk Grove Village IL 60007

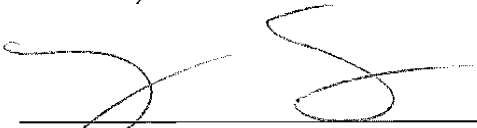
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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

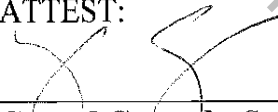
SUBJECT TO: general real estate taxes for 2022 2nd installment and subsequent years; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

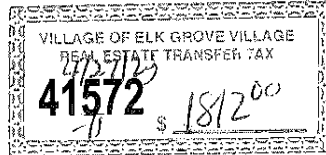
DATED this 27 day of April, 2023.

Emerald, Inc.

By: 
Gerard Carey, Its President

ATTEST:


Gerard Carey, Its Secretary



State of Illinois)
) SS
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Gerard Carey**, as President and Secretary of the Corporation, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Corporation, as his free and voluntary act and deed of such Corporation, for the uses and purposes therein set forth.

Given under my hand this 27 day of April, 2023.



Notary Public



Prepared By:
Timothy P. McHugh, Esq.
360 W. Butterfield Road, Suite 300
Elmhurst, IL 60126

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Legal Description:

THE EAST 25.00 FEET OF THE WEST 60.60 FEET, AS MEASURED ALONG THE NORTH LINE OF LOT 4 IN MAISON DU VAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 22, 2019 AS DOCUMENT 1932634074, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 07-36-109-029-0000 (underlying)

Address of Real Estate: 1528 Dakota Dr., Elk Grove Village IL 60007

Property of Cook County Clerk's Office