

UNOFFICIAL COPY

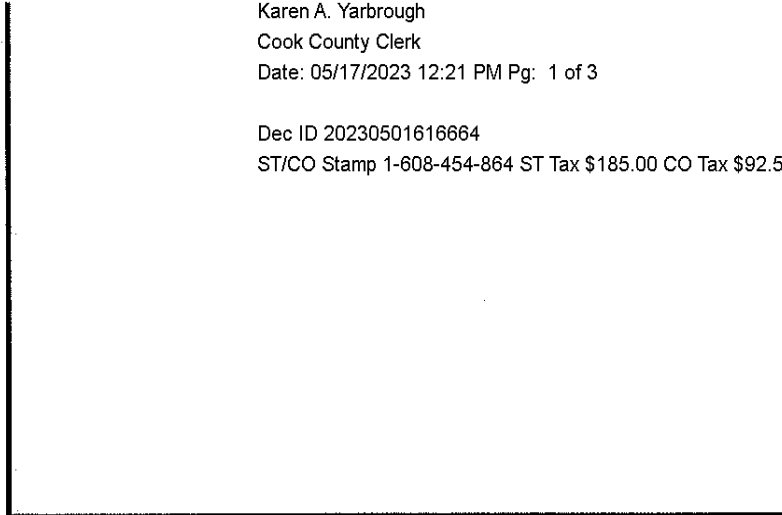


Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY JOINT TENANTS

Doc#. 2313708076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 12:21 PM Pg: 1 of 3

Dec ID 20230501616664
ST/CO Stamp 1-608-454-864 ST Tax \$185.00 CO Tax \$92.50



Property of Cook County Clerk's Office

cf 2305170911244 1 of 2
AN UNMARRIED WOMAN

THE GRANTOR(S), Carlos Cruz and Cilia I. Ortega, husband and wife, of the City of Arlington Heights, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and warrant(s) to Hema Keyur Bhatt (GRANTEE'S ADDRESS) 549 Apache Trail, Wheeling, Illinois 60090 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, 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) 2022 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 03-17-201-025-1096
Address(es) of Real Estate: 2616 North Windsor Drive, Arlington Heights, Illinois 60004

*** Unit 104*

Dated this 2nd day of MAY, 2023

Carlos Cruz

Cilia I. Ortega

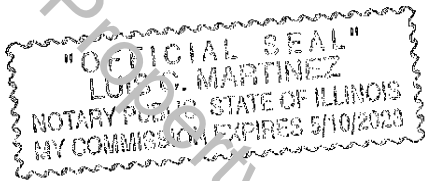


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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carlos Cruz and Cilia I. Ortega, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 2nd day of May, 2023



[Signature] (Notary Public)

Prepared By: Luis Martinez - Attorney at Law
4111 West 63rd Street
Chicago, Illinois 60629-5007

Mail To:
Lora Fausett - Attorney at Law
568 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Name & Address of Taxpayer:
Hema Keyur Bhatt
~~Muesh Joshi~~
~~Hiranben M. Joshi~~
2616 North Windsor Drive, Unit 109
Arlington Heights, Illinois 60004

CLERK OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT 'A' Legal Description

PARCEL 1:

UNIT NO. 96 IN WINDSOR WOODS APARTMENT HOMES CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT "A" IN MERRIE GREEN SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 13, 1967 AS DOCUMENT 2347244,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 17, 1978 AND KNOWN AS TRUST NUMBER 45300 REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO 3108712, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 96, A LIMITED COMMON ELEMENT TO UNIT 96; AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID FILED AS DOCUMENT LR3108712, IN COOK COUNTY, ILLINOIS.

Register of Cook County Clerk's Office