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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2323613227 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2023 12:44 PM Pg: 1 of 3

Dec ID 20230801601972
ST/CO Stamp 1-719-395-792 ST Tax \$150.00 CO Tax \$75.00

@23687807006SK
1 of 2

THE GRANTOR, Iqbal Nanlawala, 4935 Michigan Ave., Schiller Park, Illinois 60176 for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Ashraf Patel, 9819 Soreng Ave, Schiller Park, Illinois 60176, 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

THIS IS NOT HOMESTEAD PROPERTY AS TO IQBAL NANLAWALA

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, 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.

Permanent Real Estate Index Number(s): 12-21-222-032-0000
Address(es) of Real Estate: 9819 Soreng Ave, Schiller Park, Illinois 60176

Dated this 15 day of August, 2023

Iqbal Nanlawala

Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF ILLINOIS ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Iqbal Nanlawala personally known to me 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 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 official seal, this 18 day of August, 2023



Aurelia Zajackonis
(Notary Public)

Prepared By: Jay Scott Nelson
5901 N. Cicero Ave., Suite 605
Chicago, Illinois 60659

Mail To:
Ashraf Patel
9819 Soreng Ave
Schiller Park, Illinois 60176

Name & Address of Taxpayer:
Ashraf Patel
9819 Soreng Ave
Schiller Park, Illinois 60176

Clerk of Cook County Clerk's Office

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EXHIBIT 'A' Legal Description

Parcel 1: The east 19.50 feet of the west 62.00 feet of Lot 3 in Eden Gardens, being a subdivision in the north west 1/4 of the north east 1/4 of Section 21, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements as established on the plat of subdivision recorded August 7, 1962 as Document Number 19555086 and incorporated in the Declaration of Easements and Exhibits 1, 2, 3 and 4 thereto attached, dated February 23, 1963 and recorded March 6, 1963 as Document Number 18735868 made by Sterling Savings and Loan Association, a corporation of Illinois, and as created by the Deed from Eden Gardens, Incorporated, a corporation of Illinois, to George H. Wilcox and Shelly M. Wilcox, his wife, dated September 10, 1963 and recorded April 28, 1965 as Document Number 19447301 for the benefit of Parcel 1 aforesaid for ingress and egress, over and across the south 8.50 feet of Lots 1, 2 and 3 (except that part thereof falling in Parcel 1 aforesaid) in Eden Gardens Subdivision, aforesaid all in Cook County, Illinois.

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