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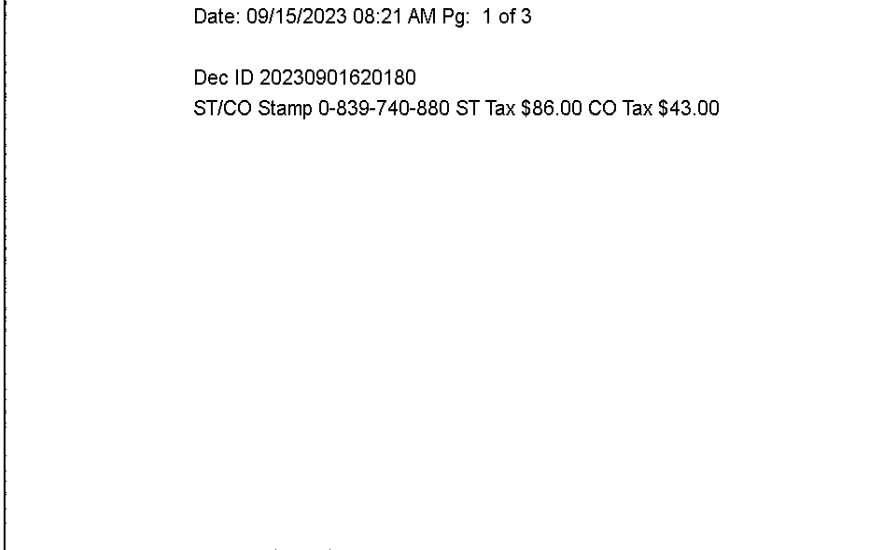
Doc#: 2325841016 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2023 08:21 AM Pg: 1 of 3



WARRANTY DEED
ILLINOIS STATUTORY
236SA2379424-Bm/ly
THE GRANTOR

Longstreet Capital Funding, LLC

Dec ID 20230901620180
ST/CO Stamp 0-839-740-880 ST Tax \$86.00 CO Tax \$43.00



(The Above Space for Recorder's Use Only)

THE GRANTOR Longstreet Capital Funding, LLC, an Illinois Limited Liability Company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to the GRANTEE(S) Ashish Patel, a married man, Hetal Patel, a married woman, and Snahel Patel, a married man, of 4136 Rose Avenue, Lyons, IL 60634, as Tenants in Common, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

~~UNIT 108 IN BUILDING 10310 IN RIDGE STATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN HILLCREST APARTMENTS SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,~~

~~WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 22, 2000 AS DOCUMENT 00740773 IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.~~

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 24-18-201-027-1008

Property Address: 10310 Ridgeland Avenue, 108, Chicago Ridge, IL 60415

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of closing.

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

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Dated this 12 day of September, 2023

[Signature] (Seal)
Brian Passmore, Member & Manager of
Longstreet Capital Funding, LLC

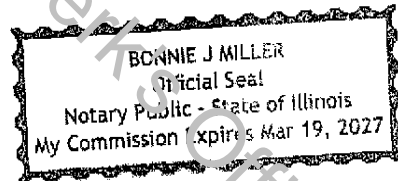
STATE OF Ill)

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian Passmore, Member & Manager 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 it signed, sealed and delivered in the instrument as 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 12 day of September 2023.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY:

Jeffrey S. Marks
Busse & Busse, P.C.
3350 Salt Creek Lane, Suite 105
Arlington Heights, IL 60005

MAIL TO:

Sharon Sweeney
1440 Maple Ave, Ste 1A
Lisle, IL 60532

SEND SUBSEQUENT TAX BILLS TO:

Grades
4136 Rose Ave
Lynwood, IL 60534

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSA237942LP

For APN/Parcel ID(s): 24-18-201-027-1008

UNIT 108 IN BUILDING 10310 IN RIDGE STATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN HILLCREST APARTMENTS SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 22, 2000 AS DOCUMENT 00740778, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

Public Use
Cook County Clerk's Office