

UNOFFICIAL COPY

Doc#. 2325825071 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2023 02:54 PM Pg: 1 of 3

Dec ID 20230901619923
ST/CO Stamp 0-459-709-904 ST Tax \$275.00 CO Tax \$137.50

WARRANTY DEED

The Grantors, VIRAL PATEL and JIGNA PATEL, a married couple, whose address is 9501 Sumac Rd. #C, Des Plaines, IL 60016, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to the Grantees, NAYANKUMAR ASHOK PATEL and ZALAKBEN PATEL, a married couple, whose address is 9501 Sumac Rd. #C, Des Plaines, IL 60016, not as Joint Tenants nor as Tenants in Common, but as Tenants by the Entirety, 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.

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: 09-15-107-048-0000 (Vol. 088)

Address of Real Estate: 9501 Sumac Road, Unit C, Des Plaines, IL 60016

Dated this 11 day of September, 2023.

FIRST AMERICAN TITLE
FILE # 3160172

Property not located in the corporate limits of
the City of Des Plaines. Deed or instrument
not subject to transfer tax.


City of Des Plaines 9/15/23

UNOFFICIAL COPY

GRANTORS:

Viral Patel
VIRAL PATEL

Jigna Patel
JIGNA PATEL

STATE OF Illinois)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, CERTIFY THAT, **Viral Patel**, 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal this 11 day of September, 2023.

Liliana Flores
Notary Public

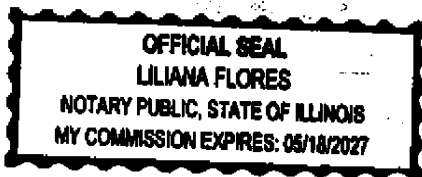
STATE OF Illinois)
COUNTY OF COOK) SS



I, the undersigned, a Notary Public, in and for said County in the State aforesaid, CERTIFY THAT, **Jigna Patel**, 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal this 11 day of September, 2023.

Liliana Flores
Notary Public



Prepared by: John W. McCracken, Attorney, McCracken Law Firm, LLC., 1 Country Club View, Suite 201, Edwardsville, IL 62025, john@mccrackenlaw.com, 618-685-1200

After Recording Mail to: Nayankumar Ashok Patel and Zalakben Patel, 9501 Sumac Road, Unit C, Des Plaines, IL 60016

Name and Address of Taxpayer: Nayankumar Ashok Patel and Zalakben Patel, 9501 Sumac Road, Unit C, Des Plaines, IL 60016

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: THE EAST 19.50 FEET OF THE WEST 78.83 FEET OF LOT 6 IN FIRST ADDITION TO HILLARY LANE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 1/3 OF THE SOUTH 3/8 OF THE EAST 35 FEET OF LOT 6 (EXCEPT THE EAST 17 FEET THEREOF) IN FIRST ADDITION TO HILLARY LANE, BEING A SUBDIVISION OF THE PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS, PARTY WALLS, COVENANTS AND RESTRICTIONS AND EXHIBIT "A" THERETO ATTACHED AND RECORDED JULY 1, 1960 AS DOCUMENT 17897832, AMENDED BY DOCUMENT 19255259 RECORDED SEPTEMBER 25, 1964 AND AS CREATED BY THE MORTGAGE RECORDED SEPTEMBER 13, 1960 AS DOCUMENT 17961959, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 09-15-107-048-0000 (Vol. 088) and 09-15-107-048-0000

Property Address: 9501 Sumac Rd, Unit C, Des Plaines, Illinois 60016-3889

Property of Cook County Clerk's Office