

UNOFFICIAL COPY

Doc#: 2330449109 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/31/2023 12:22 PM Pg: 1 of 2

23GC0004066RM 1/2 CT

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230701683015
ST/CO Stamp 0-595-806-160 ST Tax \$412.50 CO Tax \$206.25

(The Above Space for Recorder's Use Only)

THE GRANTOR, Hiten Gard, married**, of 39 Pentwater Dr, South Barrington, IL 60010, 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 Yavuz B Canbolat, a married man of 10 Seneca Avenue West, Hawthorn Woods, IL 60047, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 16 IN BLOCK 26 IN HANOVER HIGHLANDS UNIT NO. FOUR, VILLAGE OF HANOVER PARK, COOK COUNTY, ILLINOIS, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 31, AND THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10 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 DECEMBER 18, 1964, AS DOCUMENT NUMBER 2187451.

Permanent Index Number(s): 07-31-211-016-0000

Property Address: 7021 Hawthorne Ln, Hanover Park, IL 60133

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

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.

****NOT HOMESTEAD PROPERTY AS TO SPOUSE OF GRANTOR**

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Dated this 8th day of August, 2023.

[Signature]
Hiten Gardi

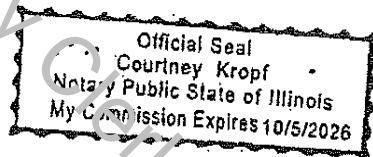
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hiten Gardi 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 in the 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 notarial seal, this 8th day of August, 2023.



[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY
Thomas E Haught
Gardi, Haught, Fischer & Bhosale, Ltd.
939 Plum Grove Road, Suite C
Schaumburg, IL 60173

MAIL TO:

Jakubco Richards & Jakubco P.C.
2224 W Irving Park Rd
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Yavuz B Canbolat
7021 Hawthorne Ln
Hanover Park, IL 60133
10 Seneca Ave West
Hawthorn Woods, IL
60047