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930907

WARRANTY DEED ILLINOIS STATUTORY

1000 M

Doc#. 2334233164 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/08/2023 10:59 AM Pg: 1 of 3

Dec ID 20231101679122

ST/CO Stamp 0-196-345-904 ST Tax \$481.00 CO Tax \$240.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Jose A. Chavez and Maricela Chavez, Husband and Wife, of 608 Dundee Avenue, Elgin, IL 60120 for anc in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Ronak J. Patel and Disha S. Patel, Husband and Wife as Tenants by the Entirety, of 261 East Lake Street, Bloomingdale, IL 60108, in the simple forever, the following described real estate situated in the County of Cook, in the State of Illi nois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 06-21-202-046-0000

Property Address: 119 Buckskin Lane, Streamwood, IL 60107

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.

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Dated this 30 day of 0 ,	<u>2023</u> .		
		ra	
Jose A. Chavez		Maricela Chavez	
STATE OF ILLINOIS)		
COUNTY OF KANE) SS,)		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jose A. Chavez and Maricela Chavez personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 noticial seal, this day of No. 2023.

KATHERINE A RAINEY
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 1, 2023

Notary Public

THIS INSTRUMENT PREPARED BY Emi Morales

Cohen, Donahue & Salazar 2400 Big Timber Road, Suite 108 Elgin, IL 60124

MAIL TO:

VILLA CE OF STREAMWOOD
REALES ATEL PANSFER TAX

050788 \$1<u>2143.00</u>

SEND SUBSEQUENT TAX BY LS TO:

Richard Ross 615 Mayfair Lane Buffalo Grove, IL 60089 Ronak J. Patel 119 Buckskin Lane Streamwood, IL 60107

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LEGAL DESCRIPTION

Order No.: 23CNW901694EL

For APN/Parcel ID(s): 06-21-202-046-0000

LOT 9 IN SUNCREST WEST SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, NC. FREOF MOIS.

ODERATION OF COOK COUNTRY CLEARLY'S OFFICE. TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 2001 AS DOCUMENT NO. 010617890, IN COOK COUNTY, ILL INOIS.