

UNOFFICIAL COPY

Warranty DEED
ILLINOIS STATUTORY

0023019820
10/2

Doc#: 2335341182 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 12:48 PM Pg: 1 of 4

Dec ID 20231101681796
ST/CO Stamp 1-568-235-568 ST Tax \$247.00 CO Tax \$123.50

FIDELITY NATIONAL TITLE

THE GRANTOR(S) Victor Pierce and Courtney Pierce, husband and wife, as tenants by the entirety of the City of Elgin, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Parthkumar Patel and Priya Patel, husband and wife, as tenants by the entirety (Grantee's Address) 1099 BLACKHAWK DR, ELGIN, IL of the County of COOK the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 72-4 IN THE LOFTS AT COBBLER'S CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN COBBLERS CROSSING UNIT NUMBER 4 AND COBBLERS CROSSING UNIT NUMBER 5, SUBDIVISION IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89600378 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 06-07-406-039-1092

Address of Real Estate: 1073 Quaker Hill Ct., Elgin, IL 60120

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

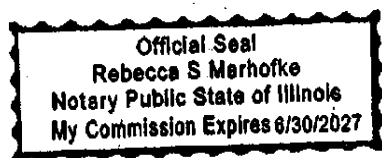
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 28th day of November, 2023
Victor Pierce
Victor Pierce

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Victor Pierce personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/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 official seal, this 28th day of Nov., 2023



[Signature]
(Notary Public)

UNOFFICIAL COPY

Courtney Pierce
Courtney Pierce

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Courtney Pierce** personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/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 official seal, this 28th day of Nov., 2023



[Signature]
(Notary Public)

Prepared By:

Katherine Gal
Attorney At Law
7 Katie Road
Lemont, 60439

Mail To:
WKFSLTD
939 N. ALM GROVE ROAD
SUITE C
SCHAMMUNH IL 60173

GRANTEE'S ADDRESS
Send Subsequent Tax Bills to:
PANKAJAN PATEL
1094 BLACKHAWK DR
ELGIN, IL 60120

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CITY OF ELGIN

REAL ESTATE TRANSFER STAMP

APPLICATION FORM

12/14/23

Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____

CITY OF ELGIN
REAL ESTATE
TRANSFER STAMP

87899

CHECK APPROPRIATE BOX(ES)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial |
| <input checked="" type="checkbox"/> Condo, Co-op, or Town Home | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> 2-3 Unit (Residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> 4 or More Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-542-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 1073 Quaker Hill Ct., Elgin, IL 60120
Street Zip Code

Permanent Property Index No.: 06-07-406-039-1092

Date of Deed 11-28-2023 Type of Deed: Warranty

We hereby declare the above facts contained in this declaration to be true and correct.

GRANTOR

Victor and Courtney Pierce 633 Oakland Ave. Elgin, IL
Name Address, City, State, Zip
[Signature] 12-8-23
Signature Date Signed

GRANTEE

Parthkumar and Priya Patel 1094 Blackhawk Dr., Elgin, IL 60120
Name Address, City, State, Zip
[Signature] 12-8-23
Signature Date of Signature

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

14-Dec-2023



COUNTY:	123.50
ILLINOIS:	247.00
TOTAL:	370.50

06-07-406-039-1092

| 20231101681796 | 1-568-235-568

Property of Cook County Clerk's Office