

UNOFFICIAL COPY

Doc#: 2403233205 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2024 02:56 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), NIKHAT TAHERUDDIN, a married woman, of Hoffman Estates, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to PRAFULBHAI PATEL and RENUKABEN P PATEL,*

and BHOMI P PATEL, a Married woman, as Joint Tenants, of Hoffman Estates, Illinois, the following described Real Estate:

* married to each other

Address of Property: 745 HERITAGE DR UNIT 10107 HOFFMAN ESTATES, IL 60169

Parcel ID Number: 07-16-200-056-1092

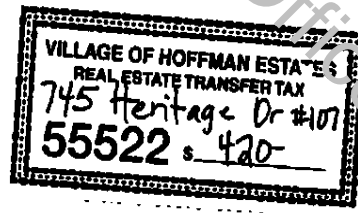
LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. This is not a homestead property.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

DATED this 31ST day of JANUARY, 2024

_____(SEAL)
NIKHAT TAHERUDDIN



AT 230825 1/2
After recording mail tax
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS
)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

NIKHAT TAHERUDDIN
personally known to me to be the same 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.

WITNESS my hand and official seal this 31st day of JANUARY, 2024.

NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Pratulbhai Patel.
745 Heritage Dr.
Unit, 10107
Hoffman Estates IL- 60169

SEND SUBSEQUENT TAX BILLS TO:
Pratulbhai Patel
745, Heritage Dr.
Unit, 10107
Hoffman Estates IL- 60169

Clerk's Office

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Exhibit A

Legal Description

UNIT 10-107 IN HIGHLAND CROSSING ADD ON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 3, 1980 AS DOCUMENT 25609760, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office