

UNOFFICIAL COPY

Doc#: 2406722172 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 3

WARRANTY DEED

Prepared By:

Nirav S. Patel

Law Office of Nirav S. Patel, PC

121 Fairfield Way, Ste 100

Bloomington, IL 60108

Dec ID 20240201640641

ST/Co Stamp 1-501-164-080 ST Tax \$360.00 CO Tax \$180.00

Return To:

Beneficiary Trust 9002345223
9451 Hamlin Ave
Des Plaines IL
60016

Taxes To/Grantee's Address:

Beneficiary of trust # 9002345223
9451 Hamlin Ave
Des Plaines IL
60016

The Above Space for Recorder's Use Only

THE GRANTOR(S), Darshna Patel, married to Jitendra C. Patel, of 9268 Hamlin Avenue, Des Plaines, IL 60016, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Mohammed H. Rehman, ~~of 9451 Hamlin Avenue, Des Plaines, IL 60016, as Tenants By the Entirety/Joint Tenants/Tenants In Common,~~ all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

~~CHICAGO TITLE LAND TRUST COMPANY~~ ~~as trustee under~~
LEGAL DESCRIPTION ~~trust dated 2/29/2024 and known~~
~~as TRUST NUMBER 9002345223~~

LOT 120 (EXCEPT THE SOUTH 31.71 FEET, AS MEASURED ALONG THE EAST LINE AND WEST LINE THEREOF) IN TWIN OAKS FIRST ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Permanent Index Number: 09-15-214-005-0000

Commonly known as: 9268 Hamlin Avenue, Des Plaines, IL 60016

2023 2nd JNA

SUBJECT TO: The general taxes for the year of ~~2021~~ and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises unto the Grantees forever.

Dated this 29 day of February, 2024

By: D.J. Patel
Darshna Patel

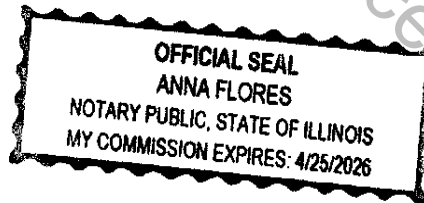
By: J.C. PATEL
Jitendra C. Patel
signing for purpose of waiving homestead rights

STATE OF ILLINOIS)
County of COOK)SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Darshna Patel and Jitendra C. Patel, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed, and delivered the said instrument of his free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 29 day of February 2024.

[Signature]
(Notary Public)



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File No: AT240099

EXHIBIT "A"

LOT 120 (EXCEPT THE SOUTH 31.71 FEET, AS MEASURED ALONG THE EAST LINE AND WEST LINE THEREOF) IN TWIN OAKS FIRST ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 9208 HAMLIN AVE DES PLAINES, IL 60016
Parcel ID Number: 09-15-214-005-0000

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00
Schedule A

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