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Doc#: 2407320409 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/13/2024 2:17 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20240201642216

ST/Co Stamp 0-636-066-352 ST Tax \$325.00 CO Tax \$162.50

THE GRANTOR(S), DHRUV M. PATEL AND SWATI CHAUDHARY, husband and wife, of Elk Grove Village, 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 GABRIEL PARADA, a Married person of Cook County Illinois, the following described Real Estate:

Address of Property: 254 DORAL CT ELK GROVE VILLAGE, IL 60007

Parcel ID Number: 07-26-201-017-1139

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


situated in the County of Cook, State of Illinois. Herby 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, public and utility easements; and general real estate taxes for 2023 and subsequent years.

DATED this 15 day of February, 2024

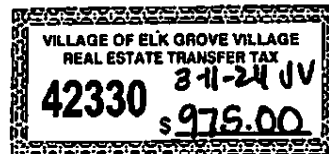


DHRUV M. PATEL (SEAL)



SWATI CHAUDHARY (SEAL)

Date - 2/15/2024
Notary - Michael T. Rossiaky



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

Dhruv Minsh Patel & Swati Chaudhary,
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 15 day of February, 2024.

Michael T. Rossiaky
NOTARY PUBLIC



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

MAIL TO:
254 Doral CT
Elk Grove Village
IL 60007

SEND SUBSEQUENT TAX BILLS TO:
254 Doral CT
Elk Grove Village
IL 60007

AT240042
After recording mail to:
Alma Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

1 of 2
MD

Clerk's Office

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File No: AT240042

EXHIBIT "A"

UNIT 7-5 IN EASTHAMPTONS TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE NORTHEAST QUARTER OF SECTION 26, 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 "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 19, 1986 AS DOCUMENT 86608977, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

**Property Address: 254 DOCKAL CT ELK GROVE VILLAGE, IL 60007
Parcel ID Number: 07-26-201-217-1139**

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

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