

Doc#: 2413024452 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/9/2024 2:00 PM Pg: 1 of 3

Dec ID 20240501695141

ST/Co Stamp 0-293-878-064 ST Tax \$265.00 CO Tax \$132.50

City Stamp 1-636-055-344 City Tax \$2,782.50

FIRST AMERICAN TITLE
FILE # AF111413

This Special Warranty Deed is made as of this 6th day of May, 2024, by Nilesh N. Patel and Rajesh N. Patel, not individually but as the Trustees of the Narendra S. Patel Family Trust U/A dated December 6, 2015 ("Grantor"), to Ford Desired Real Estate, LLC, an Illinois limited liability company, whose address is 7001 S. South Chicago, Chicago, Illinois 60637 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on **Exhibit A** attached hereto and made a part hereof, which property is situated in the County of Cook, State of Illinois (the "Property"). SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said Property would show.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said Property with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND said Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said Property would show.

Permanent Index Number (PIN): 16-22-107-010-0000

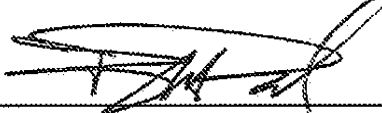
Address(es) of Real Estate: 1318 S. Kostner Avenue, Chicago, IL 60623

UNOFFICIAL COPY

Dated this 6th day of May, 2024.

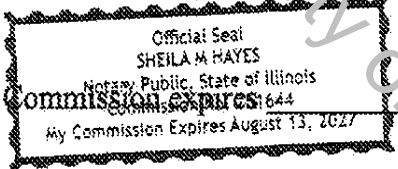
Narendra S. Patel Family Trust U/A dated December 6, 2005

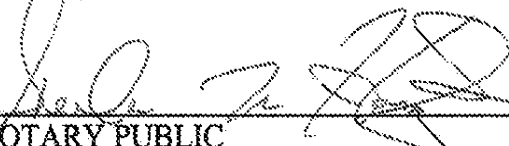
By: 
Nilesh N. Patel, Trustee

By: 
Rajesh N. Patel, Trustee

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nilesh N. Patel and Rajesh N. Patel, not individually but as the Trustees of the Narendra S. Patel Family Trust U/A dated December 6, 2005, 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 the said instrument in their capacity as the Trustees of said Family Trust, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of May, 2024.



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NOTARY PUBLIC

This instrument was prepared by: Elbert D. Keniva, Esq., Roetzel & Andress, 70 W. Madison Street, Suite 3000, Chicago, IL 60602

MAIL TO:

Lakshmi Ford
912 S Mayfield
Chicago IL 60644

SEND SUBSEQUENT TAX BILLS TO:

Lakshmi Ford
912 S Mayfield
Chicago IL 60644

Notary's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SOUTH KOSTNER AVENUE A DISTANCE OF 258.64 FEET NORTH OF THE NORTH LINE OF WEST 14TH STREET; THENCE WEST PARALLEL WITH THE NORTH LINE OF WEST 14TH STREET, A DISTANCE OF 201.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SOUTH KOSTNER AVENUE A DISTANCE OF 100.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF WEST 14TH STREET 201.00 FEET TO THE WEST LINE OF SOUTH KOSTNER AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SOUTH KOSTNER AVENUE, 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SOUTH KOSTNER AVENUE, A DISTANCE OF 238.64 FEET NORTH OF THE NORTH LINE OF WEST 14TH STREET, THENCE WEST PARALLEL WITH THE NORTH LINE OF WEST 14TH STREET, A DISTANCE OF 201.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SOUTH KOSTNER AVENUE, A DISTANCE OF 20 FEET; THENCE EAST PARALLEL THE NORTH LINE OF WEST 14TH STREET 201.00 FEET TO THE WEST LINE OF SOUTH KOSTNER AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SOUTH KOSTNER AVENUE 20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-22-107-010-000J (VOL. 567)

Property Address: 1318 South Kostner Avenue, Chicago, Illinois 60623

Office of Cook County Clerk's Office