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Doc#: 2415120323 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/30/2024 3:26 PM Pg: 1 of 3

Dec ID 20240501613510

ST/Co Stamp 0-537-670-960 ST Tax \$274.00 CO Tax \$137.00

WARRANTY DEED

Prepared By:

Nirav S. Patel

Law Office of Nirav S. Patel, PC

121 Fairfield Way, Ste 100

Bloomington, IL 60108

Return To:

MELISSA MORALES
EMILIO MORALES
533 N. 4TH AVE. #A
DES PLAINES, IL 60016

Taxes To/Grantee's Address:

MELISSA MORALES
EMILIO MORALES
533 N. 4TH AVE. UNIT A
DES PLAINES, IL 60016

The Above Space for Recorder's Use Only

THE GRANTOR(S), Vasant Patel, a married man, of 6 Cranberry Court, Streamwood, IL 60107, 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), Melissa Morales and Emilio Morales, married, of 533 North 4th Avenue Unit A Des Plaines IL 60016, as Tenants By the Entirety, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

* couple

LEGAL DESCRIPTION

THAT PART OF LOT 57 (EXCEPT THE NORTH 25 FEET THEREOF) AND THE NORTH 19 FEET OF LOT 58 TAKEN AS A TRACT, LYING SOUTH OF A LINE WHICH IS 27.63 FEET SOUTH OF THE NORTHWEST CORNER THEREOF (AS MEASURED ON THE WEST LINE OF SAID TRACT) AND 27.52 FEET SOUTH OF THE NORTHEAST CORNER THEREOF (AS MEASURED ON THE EAST LINE OF SAID TRACT) IN DES PLAINES TERRACE UNIT NUMBER 1 A SUBDIVISION IN PART OF LOT 2 IN CONRAD MOEHLING'S SUBDIVISION IN THE WEST HALF OF FRACTIONAL SECTION 8 AND IN THE EAST HALF OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 09-07-215-040-0000

Commonly known as: 533 North 4th Avenue, Unit A, Des Plaines, IL 60016

File nr: AT 240356

After recording mail to:

Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

DES PLAINES Real Estate Transfer Tax
\$548.00 No. 69921
\$2.00 per \$1,000.00

533 NORTH FOURTH AVE #A
CITY OF DES PLAINES

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SUBJECT TO: The general taxes for the year of 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

THIS IS NOT A HOMESTEAD PROPERTY TO A GRANTOR OR GRANTOR'S SPOUSE
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 23rd day of May, 2024

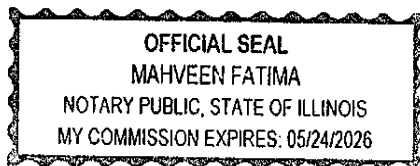
By: Vasant T. Patel
Vasant Patel

STATE OF ILLINOIS)
)SS
County of DuPage)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Vasant 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 23rd day of May, 2024

[Signature] (Notary Public)



File No: AT240356

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EXHIBIT "A"

THAT PART OF LOT 57 (EXCEPT THE NORTH 25 FEET THEREOF) AND THE NORTH 19 FEET OF LOT 58 TAKEN AS A TRACT, LYING SOUTH OF A LINE WHICH IS 27.63 FEET SOUTH OF THE NORTHWEST CORNER THEREOF (AS MEASURED ON THE WEST LINE OF SAID TRACT) AND 27.52 FEET SOUTH OF THE NORTHEAST CORNER THEREOF (AS MEASURED ON THE EAST LINE OF SAID TRACT) IN DES PLAINES TERRACE UNIT NUMBER 1 A SUBDIVISION IN PART OF LOT 2 IN CONRAD MOEHLING'S SUBDIVISION IN THE WEST HALF OF FRACTIONAL SECTION 8 AND IN THE EAST HALF OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 533 N 4TH AVE UNIT A DES PLAINES, IL 60016
Parcel ID Number: 09-07-215-040-0000

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

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