

UNOFFICIAL COPY

Doc#: 2415520297 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/3/2024 1:52 PM Pg: 1 of 3

Dec ID 20240601618946

ST/Co Stamp 1-155-364-144 ST Tax \$0.00 CO Tax \$0.00

Warranty Deed Statutory (Illinois)

THE GRANTOR(S) MAHENDRAKUMAR PATEL and PALLAVIBEN PATEL, husband and wife of 6 Sandhurst Court, Streamwood, IL 60107 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND WARRANT to MAHENDRAKUMAR PATEL and PALLAVIBEN PATEL, husband and wife of 6 Sandhurst Court, Streamwood, IL 60107, Illinois as tenants by the entirety, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of ~~Lake~~ ^{Cook}, State of Illinois:

LOT FORTY TWO (42) IN BLOCK THREE (3) IN NEW ENGLAND VILLAGE UNIT TWO, A SUBDIVISION OF PART OF THE FRACTIONAL SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 7, 1977 AS DOCUMENT NUMBER 2930491.

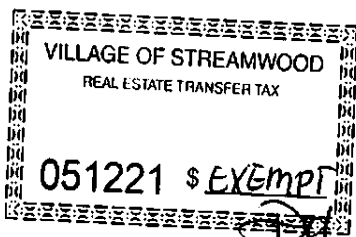
Permanent Index Number(s):
07-18-307-016

Commonly known as:
6 Sandhurst Road, Streamwood, IL 60107

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and general real estate taxes not due and payable at the time of the execution of the Deed.

Dated this 18th day of April, 2024.





MAHENDRAKUMAR PATEL



PALLAVIBEN PATEL

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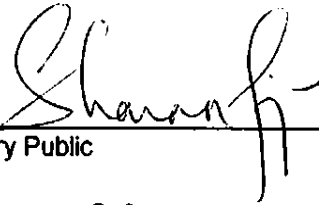
STATE OF ILLINOIS

COUNTY OF COOK

)
)
)
SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MAHENDRAKUMAR PATEL and PALLAVIBEN PATEL, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18TH DAY OF APRIL, 2024



Notary Public

My commission expires:

THIS DOCUMENT PREPARED BY:
Sharanya Gururajan
SG Law
175 Olde Half Day Road, #100-12
Lincolnshire, IL 60069

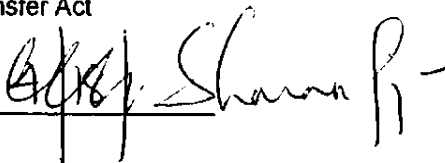


MAIL TAX BILL TO:
Mahendrakumar Patel
Pallaviben Patel
6 Sandhurst Road
Streamwood, IL 60107

MAIL RECORDED DEED TO:
Sharanya Gururajan
SG Law
175 Olde Half Day Road, #100-12
Lincolnshire, IL 60069

Exempt under the provisions of Paragraph (e) Section 31-45 of
The Illinois Real Estate Transfer Act

4/18/24
DATE



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/18/24 Signature: [Signature]
Grantor or Agent

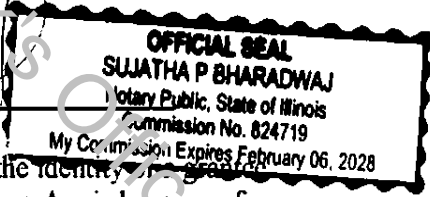
Subscribed and sworn to before me
by the said SUJATHA BHARADWAJ
dated _____
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/18/24 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said SUJATHA BHARADWAJ
dated _____
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the grantor shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.