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WARRANTY DEED ILLINOIS STATUTORY

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CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/4/2024 9:46 AM Pg: 1 of 3

Dec ID 20240401685375 ST/Co Stamp 0-860-910-896 ST Tax \$655.00 CO Tax \$327.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Christine M. Snitzer N/K/A Christine M. Blecha and David P. Blecha, husband and wife, of 1535 Creekside Drive, Hoffman Estates, Illinois 60169, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable good and valuable considerations in hand paid, CONVEY AND WARRANT to Amee Patel and Kunal Ganhdi; husband and wife, of 5 Pauline Circle, Schaumburg, IL 60173, as tenants by the entirety, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT " A"

Permanent Index Number(s): 07-17-216-008-0000

Property Address: 1535 Creekside Drive, Hoffman Estates, IL 60169

Hereby 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 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 Closing.

Dated this 10^m day of May, 2024.

Blecha



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STATE OF ILLINOIS)
) SS
COUNTY OF	DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christine M. Snitzer N/K/A Christine M. Blecha and David P. Blecha 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 in the instrument as 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 10th day of May, 2024.

Officia: Seai

DANIELLA DILG

Notary Tublic, State of Illinois

Commission No. 900483

My Commission Expires August 29, 2027

Notary Public

THIS INSTRUMENT PREPARED BY

Mary Brady Guthrie & Brady 463 N. Roselle Road Roselle, IL 60172

MAIL TO:

Eaw Office of David D'Amico. 1821 Walden Office Square-Suite 400 Schaumburg, IL 60173 SEND SUF SEQUENT TAX BILLS TO:

Amee Patel and Ky.na! Gandhi 1535 Creekside Driv: Hoffman Estates, IL 60159

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EXHIBIT A LEGAL DESCRIPTION

LOT 18 IN AMENDED FINAL PLAT OF CREEKSIDE UNIT 3, BEING A RESUBDIVISION OF OUTLOT D IN IN FINAL PLAT UNIT 1 CREEKSIDE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 95718170, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office