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Warranty DEED ILLINOIS STATUTORY

Doc#: 2416324456 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/11/2024 1:43 PM Pg: 1 of 2

Dec ID 20240601621184

ST/Co Stamp 0-412-994-864 ST Tax \$205.00 CO Tax \$102.50

CP246ND98S007AT

THE GRANTOR, the ESTATE OF DEBRA A. BARNES, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Nilesh N. Patel and Divyasha N. Patel, of the City of Bartlett, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* deceased, Robert B. Barnes, Independent Executor

UNIT 17-1RC TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WHISPERING OAKS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93187367, AS AMENDED FROM TIME TO TIME, IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index Number(s): 02-02-203-064-1005

Address of Real Estate: 791 E Whispering Oaks Dr, Palatine, IL, 60074-7354

Dated this 4 day of June, 2024

Robert B. Barnes

Robert B. Barnes, Independent Executor of the Estate of Debra A. Barnes

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STATE OF ILLINOIS
COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Robert B. Barnes, Independent Executor of the Estate of Debra A. Barnes** personally known to me to be the person(s) whose name(s) 15 subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 official seal, this 15 day of June, 2024

[Signature]

(Notary Public)



Prepared By:
Daniel Wolf
2610 Lake Cook Road, Suite 265, Riverwoods, 60015

Mail To:
Nilesh N. Patel + Divyeshan N. Patel
350 Millwood Dr
Bartlett, IL 60013

Name and Address of Taxpayer: & Grantee:
Nilesh N. Patel and Divyeshan N. Patel
350 Millwood Dr., Bartlett, IL 60013

791 E. Whispering Oaks Dr.
Palatine, IL 60074

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