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WARRANTY DEED

Doc#: 2423924263 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/26/2024 10:57 AM Pg: 1 of 3

Dec ID 20240801684668

ST/Co Stamp 1-546-510-128 ST Tax \$193.00 CO Tax \$96.50

Prepared by:

The Law Office of
Gene S. Bobroff, P.C.
701 West Golf Road
Mt. Prospect, IL 60056

THE GRANTORS, Hardik R. Patel and Sangeeta Hardik Patel, a married couple, of the Village of Elgin, the County of Kane, in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT to Aakash Thakkar, a married person and Krunal D Kayastha, a married person, as Tenants in Common

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 06-35-310-007-1031

Address of Property: 192 Mary Court, Unit C, Bartlett, Illinois 60103

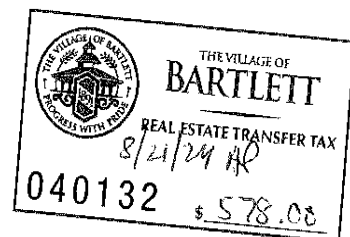
Subject to: General real estate taxes not yet due or payable; covenants, conditions and restrictions of record; building lines and easements, if any that do not interfere with the current use and enjoyment of the Real Estate.

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

Dated this 26th day of August, 2024

H.R. Patel (Seal)
Hardik R. Patel

S.H. Patel (Seal)
Sangeeta Hardik Patel

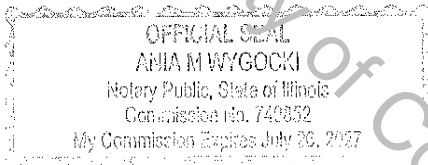


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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hardik R. Patel and Sangeeta Hardik Patel; a married couple, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of Aug, 2024



[Signature]
Notary Public

Mail To:
Aakash Thakkar
2130 Mulberry
W. Chicago, IL 60615

Tax Bills To:

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 24GCO010349RM

For APN/Parcel ID(s): 06-35-310-007-1031

UNIT C IN BUILDING 29 AS DELINEATED ON THAT SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

BLOCK 3 IN BARTLETT GREEN IN UNIT 2, BEING A RESUBDIVISION OF BLOCKS 3, 11, 12, 13, 14 AND 15 IN H. O. STONE AND COMPANY'S TOWN ADDITION TO BARTLETT AS RECORDED JULY 23, 1929 AS DOCUMENT NO. 10435526 AND ALL IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 09 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SAID SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON JULY 31, 1972 AS DOCUMENT NO. 21996373 AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

Precinct Cook County Clerk's Office