

UNOFFICIAL COPY

**WARRANTY DEED**

(Illinois) (Individual to Individual)

Prepared by:

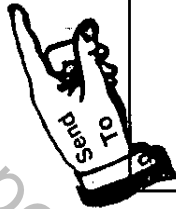
Jonathan A. Vold, Esq.  
2863 S. Craig Dr.  
Des Plaines, IL 60018

Mail recorded document to:

Chaturbhai Patel  
1588 Pennsylvania  
Des Plaines, IL 60018

Send future tax bills to:

Chaturbhai Patel  
1588 Pennsylvania  
Des Plaines, IL 60018



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2000-11-02 11:59:29  
Cook County Recorder 25.50



00863716

The GRANTORS, **DARSHAN B. PATEL** and **NAYANA D. PATEL**, husband and wife, of 1588 Pennsylvania Ave., Des Plaines, Cook County, Illinois, for and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, **CHATURBHAIPATEL** and **SANTOKBEN PATEL**, husband and wife, of 1703 Chariot Ct. #2B, Mt. Prospect, Illinois 60056, the following described real estate:

**SEE ATTACHED LEGAL DESCRIPTION**

having a Property Address of 1588 Pennsylvania Ave., Des Plaines, IL 60018  
and a Permanent Index Number of 08-24-402-019, Vol. 650



TO HAVE AND TO HOLD said premises **NOT AS TENANTS IN COMMON AND NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP**; and

hereby releasing and waiving all rights of the GRANTORS under and by virtue of Illinois Homestead Exemption Laws;

SUBJECT ONLY TO: real estate taxes for 2000 which are not due and payable at the time of closing; public and utility easements; and covenants, conditions, and restrictions of record.

Dated October 23, 2000

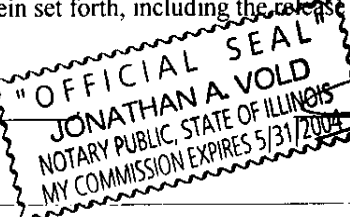
1st AMERICAN TITLE order # 602002334

  
DARSHAN B. PATEL

  
NAYANA D. PATEL

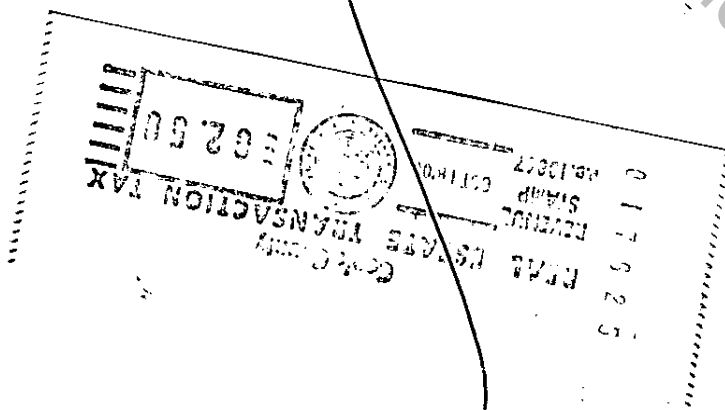
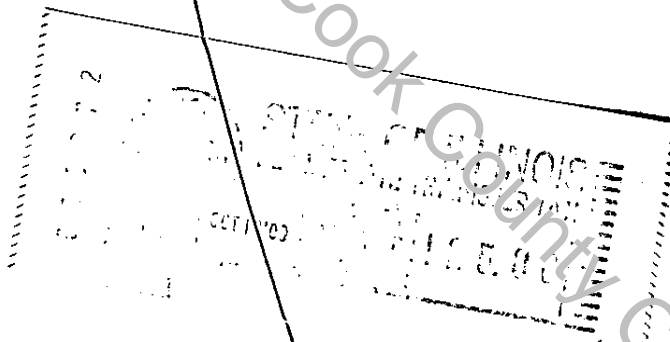
I the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, certify that **DARSHAN B. PATEL** and **NAYANA D. PATEL**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, each appeared before me this day in person and acknowledged signing and delivering this instrument as a free and voluntary act for the uses and purposes therein set forth, including the release of homestead rights.

Dated 10-23-00  
My commission expires 5-31-04



  
Notary Public

Property of Cook County Clerk's Office



Parcel 1: The West 24.33 feet of the East 152.03 feet; all being of the following described tract and measured along and at right angles to the South line thereof, that part of Lot 1 in Zemon's Capitol Hill Subdivision, Unit No. 3 being a subdivision of part of the Southeast 1/4 of Section 24, Township 41 North, Range 11 East of the Third Principal Meridian, in the City of Des Plaines, Elk Grove Township, Cook County, Illinois described as follows: Commencing at a point on the East line of said Lot 1, being 75 feet South of the Northeast corner of said Lot 1, thence south 88 degrees 19 minutes 16 seconds west a distance of 88 feet, thence South 1 Degree 40 minutes 44 seconds East a distance of 78 feet to Southeast corner of said Lot 1 thence Westerly along the South line of Lot 1, South 88 degrees 20 minutes 34 seconds West, a distance of 246.48 feet, thence North 1 degree 39 minutes 26 seconds West, a distance of 85.91 feet, thence North 88 degrees 19 minutes 16 seconds East, a distance of 60.00 feet, thence South 1 degree 39 minutes 26 seconds East, a distance of 7.93 feet, thence North 88 degrees 20 minutes 34 seconds East, a distance of 98.44 feet to the point of beginning.

and

Parcel 2: The North 12 feet of the South 60 feet of the East 30 feet; all being of the following described tract all north and south measurements made along the East and West lines and all the East and west measurements made at right angles to the South line of the following; that part of lot 1 in Zemon's Capitol Hill Subdivision No. 3, being a subdivision of part of the Southeast 1/2 of Section 24, Township 41 North, Range 11 East of the Third Principal Meridian, in the City of Des Plaines, Elk Grove Township, Cook County, Illinois described as follows: commencing at a point on the East line of said lot 1, being 75 feet South of the Northeast corner of said Lot 1 thence South 88 degrees 19 minutes 16 seconds West, a distance of 210.20 feet to the point of beginning; thence North 1 degree 40 minutes 44 seconds west a distance of 72.00 feet, thence south 88 degrees 19 minutes 16 seconds West, a distance of 72.00 feet, thence South 88 degrees 19 minutes 16 seconds West a Distance of 36.13 feet, thence South 1 degree 39 minutes 26 seconds East, a distance of 300.00 feet, thence North 88 degrees 19 minutes 16 seconds East, a distance of 60.00 feet; thence North 1 degree 39 minutes 26 seconds West, a distance of 228.00 feet, thence South 88 degrees 19 minutes 16 seconds West, a distance of 23.84 feet to the point of beginning all in Cook County, Illinois.

and

Parcel 3: Easements as established by Plat of Zemon's Capitol Hill Subdivision Unit No. 3 recorded March 24, 1961 as Document Number 18117472 and incorporated by direct reference to the Declaration of Easements and Exhibit "a" and "2" thereof attached dated September, 1962 and recorded September 10, 1962 as Document Number 18585773 made by Chody Townhouses, Inc., as Illinois Corporation, and as created by the deed from Maywood-Proviso State Bank, as trustee under Trust Agreement known as Trust No. 1961 to Apollo Savings, a corporation of Illinois, dated June 15, 1966 and recorded July 27, 1966 as document number 19898596;

(A) for the benefit of Parcel 1 aforesaid for ingress and egress over, across and along that area shown as ingress-egress easement on Plat of Zemon's Capitol Hill Subdivision Unit No. 3, (except that part thereof falling in parcel 1 aforesaid);

(B) for the benefit of parcel 1 aforesaid for ingress and egress and parking over, across and along that area shown as "parking and ingress-egress easement" on Plat of Zemon's Capitol Hill Subdivision Unit No. 3 (Except that part thereof falling in parcel 2 aforesaid).