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Cook County Recorder 25.50



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GEORGE E. COLE® No. 808-REC  
LEGAL FORMS May 1996

WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR George A. Mata, married to Karen V. Mata and Patric Jarosiewicz, married to Sylvia Giza of the Village of River Grove County of Cook State of Illinois for and

in consideration of Ten----- DOLLARS, and other good and valuable considerations ----- in hand paid,

CONVEY ----- and WARRANT ----- to Manish<sup>D</sup> Patel

7920 W. Lawrence # C  
Chicago, IL 60706

(Name and Address of Grantee)

3 - ju

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description attached hereto:

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,

Document No.(s) -----;

-----; and to General Taxes for 1999 and subsequent years.

Permanent Real Estate Index Number(s): 12-26-201-061

Address(es) of Real Estate: 8260 O'Connor Drive, Unit 1NW, River Grove, IL 60701

Dated this 23<sup>rd</sup> day of DECEMBER, 1999

*George A. Mata* (SEAL)

*Patric Jarosiewicz* (SEAL)

George A. Mata

Patric Jarosiewicz

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

----- (SEAL)

----- (SEAL)

ATGF, INC



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LEGAL DESCRIPTION

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UNIT 1NW IN THE 8260 W. O'CONNOR DRIVE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 13.94 FEET OF LOT 22 ALL OF LOT 23 AND LOT 24 (EXCEPT THE WEST 16.94 FEET THEREOF) IN BLOCK 1 IN RIVER GROVE ESTATES, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED MAY 19, 1999 BY GEORGE A. MATA AND PATRIC JAROSIEWICZ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 3, 1999 AS DOCUMENT NO. 99529895, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

P.I.N.: 12-25-201-061-0000

COMMONLY KNOWN AS: UNIT NO. 1NW  
8260 W. O'CONNOR DRIVE, RIVER GROVE, IL 60171

GRANTOR HEREIN FURTHER GRANTS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE AND STORAGE SPACE NUMBERED 2SE.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.