

UNOFFICIAL COPY

This Instrument was prepared by:
David G. Spak, Attorney at Law
Two Northfield Plaza
Suite 340
Northfield, Illinois 60093



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/23/2003 08:32 AM Pg: 1 of 3

After Recording, Forward to:

Randy S. Heidenfelder
Attorney at Law
480 Surryse Road
Lake Zurich, IL 60047

Send Future Tax Bills to:

Lindell C. Richey
470 W. Mahogany Court, #602
Palatine, Illinois 60067

WARRANTY DEED

husband and wife

THE GRANTOR, PETER C. MILLER and MARTHA J. MILLER, of 5507 Highland Drive, Palatine, Illinois 60067, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to: LINDELL C. RICHEY, of 1408 Eddy Lane, Lake Zurich, Illinois 60047, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached hereon and made a part hereof by this reference.

The Real Estate commonly known as 470 W. Mahogany Court, #602 (Plan Unit 1-606), Palatine, Illinois P.I.N.: 02-15-301-007-0000 (affects Real Estate and other property)

The foregoing conveyance and Grantor's warranty of title herein is subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

DATED this 25th day of April, 2003

PETER C. MILLER

MARTHA J. MILLER

BOX 333-CT1

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Exhibit A

Legal Description

Loan # 13319132
Borrower: Richey
Property: 470 W Mahogany Ct Apt 602
Palatine, IL 60067

PARCEL 1: UNIT 1-606 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42, NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 2002 AS DOCUMENT NUMBER 0021458156 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1-30 & STORAGE SPACE S1-30 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 0021458156.