

2083

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WARRANTY DEED Joint Tenancy



Doc#: 0412604016
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/05/2004 09:24 AM Pg: 1 of 2

THE GRANTOR

**NITIN G. DESAI and JAIMINI N. DESAI
AS TRUSTEES OF THE NITIN G. DESAI
TRUST DATED SEPTEMBER 22, 2001,
AN UNDIVIDED ONE-HALF INTEREST
AND JAIMINI N. DESAI AND NITIN G.
DESAI, AS TRUSTEES OF THE JAIMINI
N. DESAI TRUST DATED SEPTEMBER
22, 2001, AN UNDIVIDED ONE-HALF
INTEREST**

(The Above Space for Recorder's Use Only)

of the VILLAGE of HOFFMAN ESTATES County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

187C 30845

**RUBEN MENDOZA ANI PLANCA FERELL
1475 REBECCA DR., #323
HOFFMAN ESTATES, IL 60194**

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. **SUBJECT TO:** General Real Estate Taxes for 2003 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 07-08-109-058
Address of Real Estate: 1976-F KENILWORTH, HOFFMAN ESTATES, IL 60195

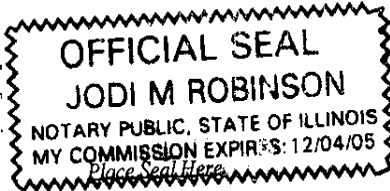
DATED this 23rd day of April, 2004.

Nitin G. Desai (SEAL)
NITIN G. DESAI

Jaimini N. Desai (SEAL)
JAIMINI N. DESAI

(SEAL) _____ (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **NITIN G. DESAI and JAIMINI N. DESAI**



personally known to me to be the same PERSONS whose NAMES subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY, signed, sealed and delivered the said instrument as THEIR 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 23rd day of April, 2004.

Commission expires _____ 20 _____
NOTARY PUBLIC

This instrument was prepared by: **JODI M. ROBINSON** 100 S. ATKINSON RD., #214 GRAYSLAKE, IL 60030

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Legal Description

of premises commonly known as 1976-F KENILWORTH, HOFFMAN ESTATES, IL 60195

PARCEL 1:

UNIT NUMBER 1976-F IN THE HUNTINGTON CLUB III CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

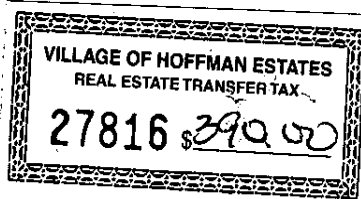
LOT 1 IN BLOCK 16 IN HUNTINGTON CLUB, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED NOVEMBER 15, 1993 AS DOCUMENT NUMBER 93924435, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 27, 1994 AS DOCUMENT NUMBER 94839139 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT, FOR THE BENEFIT OF PARCEL 1, OVER THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION DATED AS OF SEPTEMBER 1, 1979 AND RECORDED AND FILED RESPECTIVELY AS DOCUMENT NUMBERS 25214474 AND LR 3143390, FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER PROPERTIES AS THEREIN DESCRIBED.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 18, 1995 AS DOCUMENT NUMBER 93943916 FOR THE PURPOSES SET FORTH THEREIN.



Send Subsequent Tax Bills to:

Mail to: { GUSTAVO SANTANA
236 E. NORTH AVE.
NORTHLAKE, IL 60164

RUBEN MENDOZA AND BLANCA FERELL
1976 KENILWORTH CIRCLE, #F
HOFFMAN ESTATES, IL 60195



PROPERTY TAX
APR. 27.04
0000127855
REAL ESTATE TRANSFER TAX
0006500
FP326670

STATE OF ILLINOIS
STATE TAX
APR. 27.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000063707
REAL ESTATE TRANSFER TAX
0013000
FP326669