

UNOFFICIAL COPY

WARRANTY DEED
(Illinois) (Individual to Individual)



Doc#: 0418122012
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/29/2004 09:23 AM Pg: 1 of 2

PREPARED BY:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

MAIL TO:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

SEND TAX BILL TO:
Sangita P. Patel
1588 Pennsylvania Ave.
Des Plaines, IL 60018

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the GRANTOR, CHATURBHAI R. PATEL and SANTOKBEN C. PATEL, husband and wife, of 1588 Pennsylvania Ave., Des Plaines, IL 60018

does hereby CONVEY and WARRANT to the GRANTEE, SANGITA PATEL, of 259F Dover Drive, Des Plaines, IL 60018

to have and to hold in fee simple absolute, the real estate legally described as

(SEE LEGAL DESCRIPTION AT EXHIBIT A).



(P.I.N. 08-24-402-019-0000 ; commonly known as 1588 Pennsylvania Ave., Des Plaines, IL 60018),

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

Dated May 25, 2004

1st AMERICAN TITLE order # 8410307
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CHATUR BHAI RAMDAS PATEL
Chaturbhai R. Patel

S. C PATEL
Santokben C. Patel

I the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, certify that Chaturbhai R. Patel and Santokben C. Patel, personally known to me to be the same person(s) as noted herein, 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.

Dated 5-25-04
My commission expires 5-31-04



[Signature], Notary Public

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UNOFFICIAL COPY**ALTA Commitment
Schedule C****File No.:** 840367**Legal Description:**

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;