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Doc#: 0805240016 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2008 09:43 AM Pg: 1 of 2

WARRANTY DEED
STATUTORY (ILLINOIS)

MAIL TO:

Cecilia Zamora, Esq.
20063rd. Lane Dr.
Palatine, IL 60074

TAXPAYER:

FELICITO TEXTA
16A Dundee Qtr., #108
Palatine IL 60074

0815536

THE GRANTOR, MARIA L. MAZUR, married to LECH NIEZGODA, of the Village of Mount Prospect, County of Cook, and State of Illinois, for the consideration of TEN & NO/100 (\$10.00) and other good and valuable consideration, in hand paid, do CONVEY and WARRANT to FELICITO TEXTA and ERIKA CASTANEDA, of 223 E. Rt. 22 Lake Zurich, Illinois, 60047, not as tenants in common or tenants by the entirety but as JOINT TENANTS the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 16-108 IN WINDHAVEN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PORTION OF THAT PART OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR WINDHAVEN ADD ON CONDOMINIUM AND OF EASEMENTS RELATING TO UNCONVERTED AREA, RECORDED IN COOK COUNTY AS DOCUMENT NUMBER 2560759 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT 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. SUBJECT TO TERMS AND PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATIONS OF CONDOMINIUM AND ALL AMENDMENTS AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM DECLARATION OF CONDOMINIUM.

P. I. N. 02-01-302-077-1160

ADDRESS OF PROPERTY: 16A Dundee Quarter Dr. Unit 108 Palatine, Illinois 60074

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 31st day of January, 2008.

Maria L. Mazur
MARIA L. MAZUR

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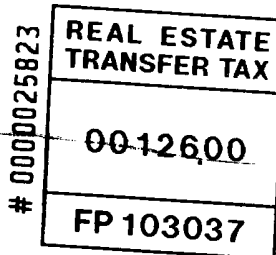
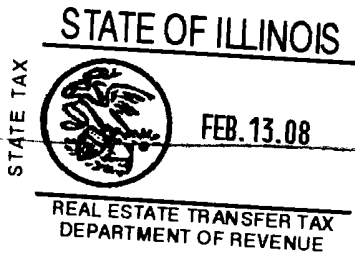
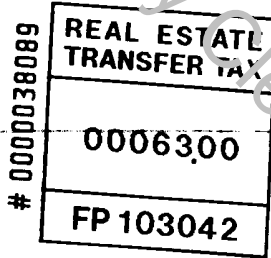
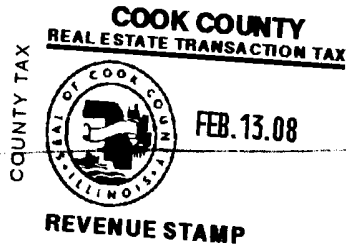
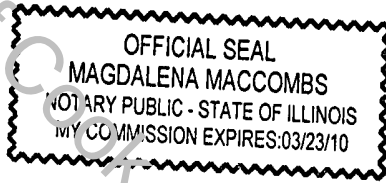
STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that MARIA L. MAZUR is/are personally known to me to be the same persons whose names are 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 31st day of January, 2008.

~~NOTARY PUBLIC~~

THIS INSTRUMENT PREPARED BY: Law Offices of Mark Sciblo, P.C.



Property of Cook County Clerk's Office