

UNOFFICIAL COPY

88133321

WARRANTY DEED

Joint Tenancy Illinois Statutory
(Individual to Individual)

THE GRANTOR(S) BINDU M. PATEL and KOKILA B. PATEL, his wife

of the Village of Hoffman Es County of Cook State of Illinois
for and in consideration of TEN AND NO/100--(\$10.00)---DOLLARS, and other
good and valuable consideration, in hand paid, CONVEY and WARRANT
to HARESH J. PATEL and BHAVNA H. PATEL, his wife, and DILIP J. PATEL
510 Hill Drive, #308, Hoffman Estates, Illinois
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:

Lot 10 except the West 36.25 feet as measured perpendicular to the
Westerly line thereof in Block 3 Town and Country I in Hoffman Estates,
being a Subdivision of part of the West 25 chains of the Northwest 1/4 of
Section 15, Township 41 North, Range 10, East of the Third Principal
Meridian, in Schaumburg Township, according to the Plat recorded April
26, 1962, as Document No. 18459280 in the Office of the County Recorder,
of Cook County, Illinois.

Permanent Index Number: 07-15-103-034 *CAO*

Subject to Mortgage dated May 27, 1977, and recorded June 1, 1977, as Document No.
23949067 made by William Carlson and Karen Carlson, to Modern Mortgage Corporation to
secure an indebtedness of \$43,000.00, which the Grantee herein agrees to assume and pay
and hold harmless the Grantor.

Subject to covenants, conditions, easements, and restrictions of record; subject to
general real estate taxes for 19 87 and subsequent years.

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.

DATED this 26 day of February, 19 88

Bindu M. Patel
BINDU M. PATEL

Kokila Bindu Patel
KOKILA B. PATEL

State of Illinois, County of Cook, ss. I, the undersigned, a
Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
BINDU M. PATEL and KOKILA B. PATEL, his wife

"OFFICIAL SEAL" Personally known to me to be the same person whose name s are
subscribed to the foregoing instrument, appeared before me this day
STEPHEN J. EPSTEIN person, and acknowledged that they signed, sealed and
Notary Public, State of Illinois
My Commission Expires 9/27/90 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 26 day of February, 19 88

[Signature]
Notary Public

My commission expires: September 27, 1990

This instrument prepared by: STEPHEN J. EPSTEIN, Attorney At Law, 120 West Golf Road
Schaumburg, Illinois, 60195 (312) 882-7050



Mail to: STEPHEN J. EPSTEIN
120 W GOLF ROAD
SCHAUMBURG, IL 60195

Address of Property and Grantees:

260 West Berkley Lane
Hoffman Estates, Illinois

88133321

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY TAX
* * * * *
MAY 1988
\$ 16.50

REAL ESTATE TRANSACTIONS
REVENUE
MAY 1988
\$ 16.50

88133321

88133321

881-01 RECORDING \$12.25
TRAN 8250 03/31/68 12-57.00
#1245 # 33 * 88-123321
COOK COUNTY RECORDER

12.25