

# UNOFFICIAL COPY

96664795

## WARRANTY DEED

Mail recorded deed to:  
Mr. Anthony Demas  
Attorney at Law  
5045 N. Harlem Ave.  
Chicago, IL 60656

Send subsequent tax bills to:  
The grantees at the property address.

Prepared by: Debra R. Lester  
516 S. Anita St.  
Des Plaines, IL 60016-2935

DEPT-01 RECORDING \$23.50  
10011 TRAN 3052 08/29/96 14:26:00  
45064 TD \*-96-664795  
COOK COUNTY RECORDER

THE GRANTOR: **Ralph J. Rizzardo**, divorced and not since remarried, of the City of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to: **Jitendra Patel and Chhaya Patel**, of 10118 Holly Lane #1N, Des Plaines, IL 60016, 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:

2350  
b

### SEE REVERSE SIDE FOR LEGAL

P.I.N. 03-31-310-010-1016

Property Address: 1710 W. Orchard, Arlington Heights, IL 60005

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 the same unto said grantees, not in tenancy in common, but in joint tenancy forever.

Subject to the following if any: General taxes for 1995 and subsequent years; covenants conditions and restrictions of record; and public and utility easements of record and building lines of record.

Dated this 26th day of August, 1996.

*Ralph J. Rizzardo*  
Ralph J. Rizzardo

**ATTORNEYS' NATIONAL  
TITLE NETWORK**

State of Illinois)  
County of Cook )

I, the undersigned, a notary public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Ralph J. Rizzardo, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26 day of August, 1996

*Debra Ritt Lester*  
Notary Public

"OFFICIAL SEAL"  
DEBRA RITT LESTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/7/98

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UNIT NO. 1710D IN ST. JAMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN ST. JAMES RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1987 AS DOCUMENT 87677622 AND RE-RECORDED JULY 13, 1988 AS DOCUMENT 88308488, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY HARRIS BANK HINSDALE AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 2, 1987 AND KNOWN AS TRUST NUMBER L-1555 RECORDED JULY 14, 1988 AS DOCUMENT 88310214, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office

1710D  
0100

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
★ ★ ★  
DEPT. OF REVENUE  
157.50

PB 10760  
AUG 29 '88

REAL ESTATE TRANSACTION  
76.75

REVENUE  
AUG 29 '88

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