

95199500

WARRANTY DEED

Joint Tenancy—Statutory
(ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

DEPT-01 RECORDING \$25.00
T#0012 TRAN 9619 03/15/96 09:52:00
#3287 + ER *-96-199800
COOK COUNTY RECORDER

THE GRANTOR (NAME AND ADDRESS)

Marroquin
Jose & Fidela Marroquin
259 Dover Drive #J

(The Above Space For Recorder's Use Only)

of the City of Des Plaines Cook County
of Cook State of Illinois
for and in consideration of \$99,000.00 DOLLARS.
in hand paid, CONVEY and WARRANT to

Jayanti K. Patel and Mafatlal Patel and Jyoti Patel 25
1749 Chariot Court 2nd floor
Mount Prospect, Illinois 60056

(NAMES AND ADDRESS OF GRANTEES)

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 taxes for 1995 and subsequent years and



Permanent Index Number (PIN): 08-24-402-049-0000

Address(es) of Real Estate: 259 Dover Drive #J Des Plaines, IL 60018

DATED this 1st day of March 1996

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Jose Marroquin (SEAL) Fidela Marroquin (SEAL)
Jayanti K. Patel (SEAL) Mafatlal R. Patel (SEAL)
Jyoti M. Patel (SEAL)

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

"OFFICIAL SEAL"

H. Lewandowski
Notary Public, State of Illinois

personally known to me to be the same persons whose name I 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 1st day of March 1996

Commission expires 19

NOTARY PUBLIC

This instrument was prepared by Law Offices of Jeffrey P. White, P.C.
400 East Main Street Barrington, IL 60010

75972412

95199500

UNOFFICIAL COPY

Legal Description

of premises commonly known as 259 Dover Drive #J Des Plaines, IL 60018

See Legal Description Attached

Property of Cook County Clerk's Office

COOK
CO. NO. 018
2 4 8 4 2 8



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAR 14 '98 DEPT. OF REVENUE

99.00

49.50



00866196

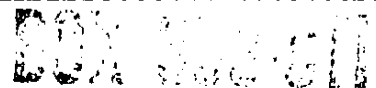
MAIL TO:

Jayanti K. Patel
(Name)
259 Dover Drive #J
(Address)
Des Plaines, IL 60018
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

Jayanti K. Patel
(Name)
259 Dover Drive #J
(Address)
Des Plaines, IL 60018
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____



CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
RESIDENTIAL COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1409 007591241 SK

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 24.33 FEET OF THE SOUTH 175.79 FEET ALL BEING THE FOLLOWING DESCRIBED TRACT AND MEASURED ALONG AND AT RIGHT ANGLES TO THE WEST 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, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 1 SOUTH 88 DEGREES 20 MINUTES 34 SECONDS WEST A DISTANCE OF 246.48 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WESTWARD ALONG THE SAID SOUTH LINE OF LOT 1, SOUTH 88 DEGREES 20 MINUTES 34 SECONDS WEST A DISTANCE OF 70.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 1, NORTH 1 DEGREE 39 MINUTES 26 SECONDS WEST A DISTANCE OF 232.33 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 34 SECONDS EAST A DISTANCE OF 70.50 FEET THENCE SOUTH 1 DEGREE 39 MINUTES 26 SECONDS EAST A DISTANCE OF 232.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTH 12 FEET OF THE SOUTH 72 FEET (EXCEPT THE EAST 30 FEET THEREOF) ALL BEING OF THE FOLLOWING DESCRIBED TRACT; ALL NORTH AND SOUTH MEASUREMENTS MADE ALONG THE EAST AND WEST LINES AND ALL 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 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, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 1, BEING 75 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, A DISTANCE OF 210.20 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 1 DEGREE 40 MINUTES 44 SECONDS WEST A DISTANCE OF 72 FEET; THENCE SOUTH 80 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 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 16 SECONDS EAST A DISTANCE OF 60 FEET; THENCE NORTH 1 DEGREE 39 MINUTES 26 SECONDS WEST A DISTANCE OF 228 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST A DISTANCE OF 23.84 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND DEFINED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 12117472 AND IN THE DECLARATION RECORDED AS DOCUMENT NO. 18779892, IN COOK COUNTY, ILLINOIS

96199800