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1999-10-05 15:42:38
Cook County Recorder 25.50



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P.N.T.N.

WARRANTY DEED
Statutory (Illinois)
Tenancy by the Entirety

THE GRANTORS, RAJENDRA C. PATEL and INDIRA R. PATEL, his wife, of Roselle, IL, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, CONVEY AND WARRANT to ERIC B. GROOMS and DENISE M. GROOMS, husband and wife, not as tenants in common, and not as joint tenants, but as tenants by the entirety, 1144 E. 160th Pl., South Holland, IL, grantees, the following described Real Estate situated in the County of COOK and State of Illinois:

SEE LEGAL DESCRIPTION ATTACHED TO THIS WARRANTY DEED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE

P.I.N. 07-35-313-018-0000, Schaumburg Township
Address: 811 Overland Trail, Roselle, IL 60172
Subject to: 1999 real estate taxes and subsequent years real estate taxes, covenants, conditions, and restrictions of record.

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 as tenants in common, and not as joint tenants, but as tenants by the entirety.

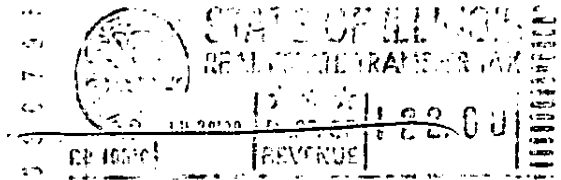
DATED this 6th day of August, 1999.


RAJENDRA C. PATEL


INDIRA R. PATEL

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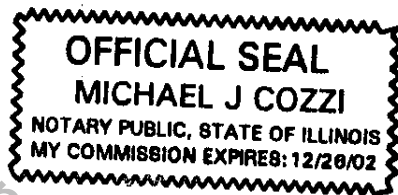


State of Illinois, County of Lake / ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAJENDRA C. PATEL and INDIRA R. PATEL, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared 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 6th day of August, 1999. Commission expires December 26, 2002.

Michael J. Cozzi

Notary Public

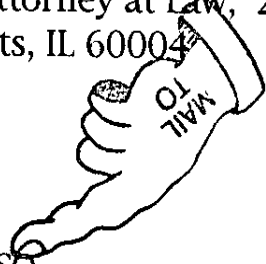


THIS INSTRUMENT WAS PREPARED BY:

MICHAEL J. COZZI, Attorney at Law, 215 N. Arlington Heights Road, Suite 100, Arlington Heights, IL 60004

MAIL TO :

MEDARD M. NARKO, ESQ.
15000 S. Cicero Avenue
Oak Forest, IL 60452

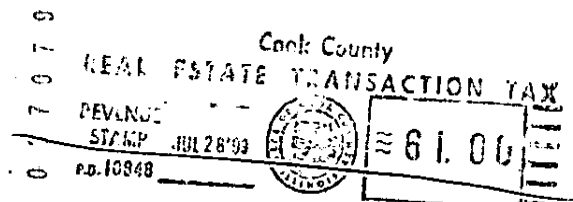


Address of Property:

811 Overland Trail
Roselle, IL 60172

Send subsequent tax bills to:

ERIC B. GROOMS
811 Overland Trail
Roselle, IL 60172



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LEGAL DESCRIPTION

Parcel 1 :

LOT 2 IN BLOCK 45 IN THE TRAILS UNIT THREE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT OF SUBDIVISION RECORDED JANUARY 4, 1973 AS DOCUMENT NO. 22176580, IN COOK COUNTY, ILLINOIS.

Parcel 2 :

EASEMENT OVER OUTLOTS "A", "B" AND "C" FOR INGRESS AND EGRESS AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT NO. 21992274, AND AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT NO. 22223915 ALL IN COOK COUNTY, ILLINOIS.

PIN 07-35-313-018-0000, Schaumburg Township

Common Address 811 Overland Trail, Roselle, IL 60172

Exhibit "A"