

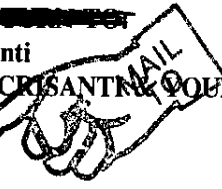
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02/27/01 10 001 Page 1 of 4
2000-08-09 11:38:17
Cook County Recorder 27.50

THIS DEED PREPARED BY:

~~ANDREW J. CRISANTI FOR~~
Lawrence I. Crisanti
MUSCARELLO, CRISANTI & YOUNG
707 B Davis Road
Elgin, IL 60120
(847) 695-7200



1172107 1/6

MAIL TO# PREPARED BY
Brian J. Mulhern
907 N. Elm, Suite 305
Hinsdale, IL 60521

WARRANTY DEED
Tenancy by the Entireties

ATGF, INC

THE GRANTORS, RICHARD G. PREJNA and LISA PREJNA, His Wife, of the City of Elgin, County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, do hereby CONVEY and WARRANT to RONALD R. BEYER, SR. and DEBRA L. BEYER, Husband and Wife, of the Village of Palatine, County of Cook, and State of Illinois, as TENANTS BY THE ENTIRETY and not as joint tenants with a right of survivorship, or tenants in common, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

That part of Lot 16 in Cobbler's Crossings Unit 2, being a Subdivision in the South 1/2 of Section 7, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded July 19, 1989 as Document No. 89328812, described as follows: Commencing at the Northeast corner of said Lot 16; Thence North 81 degrees, 15 minutes 17 seconds West along the Northerly line of said Lot 16, 38.11 feet to a point for a place of beginning; thence South 05 degrees 20 minutes 51 seconds West, 99.97 feet; thence South 16 degrees 26 minutes 00 seconds West, 5.00 feet to the Southerly line of said Lot 16; thence Westerly along the Southerly line of said Lot 16, being a curved line convex Northerly and having a radius of 265.00 feet, an arc distance of 25.32 feet; thence North 05 degrees 20 minutes 51 seconds East, 102.75 feet to the Northerly line of said Lot 16; thence South 81 degrees 15 minutes 17 seconds East along the Northerly line of said Lot 16, 26.05 feet to the Place of beginning, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 06-07-405-067

CKA: 806 Shady Oaks Drive, Elgin, IL 60120



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 as Tenants by their Entireties forever.

SUBJECT TO: General real estate taxes not due and payable at time of closing; Special Assessments confirmed after the Contract date; Building, building line and use or occupancy restrictions; conditions and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals, and drain tile, pipe or other conduit; party walls, party wall rights and agreements; Terms, provisions, covenants, and conditions of the declaration of condominium, if any and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act; Installments of assessments due after the date of closing.

DATED THIS 30 DAY OF JUNE, 2000.

RICHARD G. PREJNA, Seller

LISA PREJNA, Seller

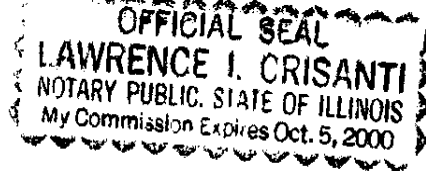
H

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do certify that RICHARD G. PREJNA and LISA PREJNA, His Wife, who 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.

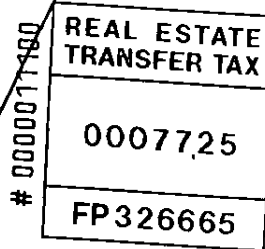
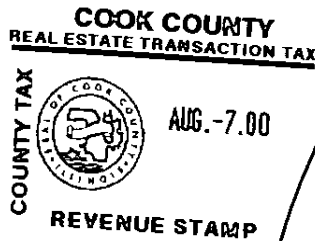
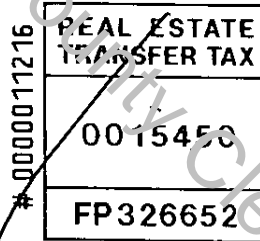
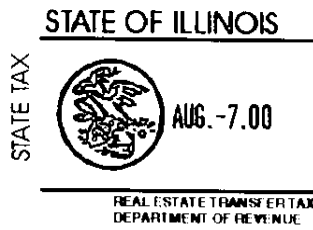
Given under my hand and notarial seal this 30 day of June, 2000.

Lawrence I. Crisanti
NOTARY PUBLIC (SEAL)



ADDRESS OF PROPERTY: 806 Shady Oaks Drive, Elgin, IL 60120
GRANTEES' ADDRESS and Ronald R. Beyer, Sr. and Debra L. Beyer
MAIL TAX BILLS TO: 806 Shady Oaks Drive, Elgin, IL 60120

re\prejna.dee



Property of Cook County Clerk's Office

UNOFFICIAL COPY
AFFIDAVIT -- PLAT ACT

00606160

STATE OF ILLINOIS)
) ss.
COUNTY OF KANE)

Richard G. Prejna, being duly sworn on oath, states that he resides at 806 Shady Oaks Drive, Elgin, Illinois

And further states that:

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
 1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
 2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 4. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 6. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 7. The conveyance is made to correct descriptions in prior conveyances.
 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
 9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having ben made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this Affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED AND SWORN to
before me this 30 day
of June, 2000.

Richard G. Prejna
RICHARD G. PREJNA

Lawrence J. Crisanti
OFFICIAL SEAL
LAWRENCE J. CRISANTI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Oct. 5, 2000

LEGAL DESCRIPTION RIDER

That part of Lot 16 in Cobbler's Crossings Unit 3, being a Subdivision in the South 1/2 of Section 7, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded July 19, 1989 as Document No. 89328812, described as follows: Commencing at the Northeast corner of said Lot 16; Thence North 81 degrees, 15 minutes 17 seconds West along the Northerly line of said Lot 16, 38.11 feet to a point for a place of beginning; thence South 05 degrees 20 minutes 51 seconds West, 99.97 feet; thence South 16 degrees 26 minutes 00 seconds West, 5.00 feet to the Southerly line of said Lot 16; thence Westerly along the Southerly line of said Lot 16, being a curved line convex Northerly and having a radius of 265.00 feet, an arc distance of 25.32 feet; thence North 05 degrees 20 minutes 51 seconds East, 102.75 feet to the Northerly line of said Lot 16; thence South 81 degrees 15 minutes 17 seconds East along the Northerly line of said Lot 16, 26.05 feet to the Place of beginning, in Cook County, Illinois.

Property Address: 806 SHADY OAKS DRIVE, ELGIN, IL 60120

Tax ID/PIN Number: 06-07-405-067