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2000-09-08 13:21:58
Cook County Recorder 25.00



00699088

WARRANTY DEED

(Joint Tenancy)

20047458 1 of 1
7869652 OF

This instrument was prepared by:

F. Timothy Hoyt, Jr.
Centex Homes
150 W. Center Court
Schaumburg, IL 60195

MAIL TO: 18120 Waterside Circle
Orland Park, IL 60467

THIS INDENTURE WITNESSETH THAT Centex Homes, a Nevada general partnership, (Grantor) for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, and pursuant to authority given by its Board of Directors, CONVEYS AND WARRANTS UNTO:

Michael W. Murphy and Janet L. Murphy, Husband and Wife, *not as joint tenants or tenants in common but as tenants by the entirety*
Grantees residing at 14477 Creek Crossing Drive, Orland Park, IL 60467
the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

3
J.

PARCEL 1: THE NORTHWESTERLY 27.50 FEET OF THAT PART OF LOT 228 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST MOST NORTHEAST CORNER OF SAID LOT 228 THENCE SOUTH 30 DEGREES 53 MINUTES 17 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 228, A DISTANCE OF 59.68 FEET; THENCE NORTH 59 DEGREES 06 MINUTES 43 SECONDS WEST, A DISTANCE OF 2.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63 DEGREES 01 MINUTES 16 SECONDS WEST, 80.00 FEET; THENCE NORTH 26 DEGREES 58 MINUTES 44 SECONDS WEST 131.00 FEET; THENCE NORTH 63 DEGREES 01 MINUTES 16 SECONDS EAST 80.00 FEET; THENCE SOUTH 26 DEGREES 58 MINUTES 44 SECONDS EAST, 131.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING; IN THE PRESERVE AT MARLEY CREEK PHASE II, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 8/8/98 AS DOCUMENT 98728898 AND CERTIFICATES OF CORRECTION RECORDED 8/26/98 AS DOCUMENT 98739042 AND 9/17/98 AS DOCUMENT 98831699, IN COOK COUNTY, ILLINOIS.

Commonly known as: 18120 Waterside Circle
Orland Park, IL 60467

See complete legal attached

Permanent Tax ID#: *27-31-406-015*
~~27-31-300-011~~

TO HAVE AND TO HOLD such real estate unto the Grantees forever, *as tenants by the entirety.* ~~not in tenancy in common, but in joint tenancy.~~

Said conveyance is made subject to: ~~27-31-400-001~~

1. Taxes for the year 2000 and subsequent years
2. Zoning and building laws and ordinances
3. Defects in title occurring by reason of any acts done or suffered by Grantee(s)
4. Easements, reservations, rights of way, covenants, conditions, restrictions, annexation agreement, annexation ordinance, and building lines of record and all amendments thereof
5. Encroachments, if any
6. Applicable zoning and building laws or ordinances
7. Assessments established pursuant to the covenants, conditions, and restrictions and amendments thereof

GRANTOR HEREBY GRANTS TO GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, as rights and easements

BOX 33-1-0-1

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STREET ADDRESS: 18120 WATERSIDE CIRCLE
CITY: ORLAND PARK COUNTY: COOK
TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTHWESTERLY 27.50 FEET OF THAT PART OF LOT 228 BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST MOST NORTHEAST CORNER OF SAID LOT 228; THENCE 2 30'53'17" W ALONG THE
SOUTHEASTERLY LINE OF SAID LOT 228, A DISTANCE OF 59.68 FEET; THENCE N 59'06'43" W, A DISTANCE OF 2.68
FEET, TO THE POINT OF BEGINNING, THENCE S 63'01'16" W, 80.00 FEET; THENCE N 26'58'44" W, 131.00 FEET;
THENCE N 63'01'16" E, 80.00 FEET; THENCE S 26'58'44" E, 131.00 FEET TO THE HEREIN DESIGNATED POINT OF
BEGINNING; IN THE PRESERVE AT MARLEY CREEK PHASE II, A PLANNED UNIT DEVELOPMENT, BEING A
SUBDIVISION IN PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE PUBLIC STREETS AND ROADS
OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE "COMMUNITY AREA" ALL AS SET FORTH
IN THE DECLARATION FOR THE PRESERVES TOWNHOMES RECORDED DECEMBER 15, 1998 AS DOCUMENT NO.
08136910.

