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2000-01-24 11:44:57
Cook County Recorder 23.00



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64 ~~0000~~ 78-42-476
OF
WARRANTY DEED

This instrument was prepared by:
F. Timothy Hoyt, Jr.
Centex Homes
150 W. Center Court
Schaumburg, IL 60195

MAIL TO: 11504 Lake Shore Drive
Orland Park, IL 60467

THIS INDENTURE WITNESSETH THAT Centex Homes, a Nevada general partnership, formerly known as Centex Real Estate Corporation, (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: Joan M. Anderson, Unmarried, Grantee residing at 7833 E. Sequoia Court, Orland Park, IL 60462 the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

PARCEL 1: THE SOUTHEASTERLY 36.00 FEET OF THAT PART OF LOT 249 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST MOST NORTHEAST CORNER OF SAID LOT 249; THENCE SOUTH 38 DEGREES 06'30" W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 249, A DISTANCE OF 17.46 FEET; THENCE NORTH 51 DEGREES 53'30" WEST A DISTANCE OF 31.23 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 36 DEGREES 06'27" WEST 80.00 FEET; THENCE NORTH 53 DEGREES 53'33" WEST, 197.00 FEET; THENCE NORTH 36 DEGREES 06'27" EAST 80.00 FEET; THENCE SOUTH 53 DEGREES 53'33" EAST 197.00 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 ¼ AND PART OF THE SOUTHEAST ¼ 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 TO AND EGRESS FROM PARCEL 1 TO 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 08136910 AND AS GRANTED IN THE FIRST DEED CONVEYING PARCEL 1 RECORDED AS DOCUMENT

Commonly known as: 11504 Lake Shore Drive
Orland Park, IL 60467

Permanent Tax ID#: 27-31-400-004-0000

TO HAVE AND TO HOLD such real estate unto the Grantee forever, in tenancy in common.

Said conveyance is made subject to:

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

BOX 333-CTT

