

UNOFFICIAL COPY

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2001-10-18 13:38:33
Cook County Recorder 25.50



Property of Cook County Clerk's Office

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

THE GRANTOR, **Lynn Owen Tarrant**, divorced and not since remarried, 1665 Carmel Ct., Hoffman Estates, IL 60194 for and in consideration of Ten (\$10.00) and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **Jayne Armstrong**, 1751 Vermont, Elk Grove Village, IL 60007 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

3
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Legal Description Attached

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

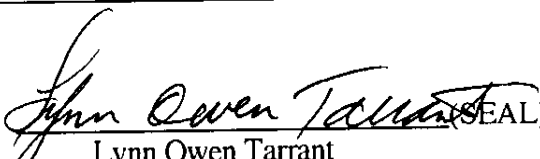
1st AMERICAN TITLE order # A02012628

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments, condominium declaration, Illinois Condominium Act, and to General Taxes for ~~2000~~ ²⁰⁰¹ and subsequent years.

Permanent Real Estate Index Number(s): 07-08-300-303-0000

Address(es) of Real Estate: 1665 Carmel Ct., Hoffman Estates, Illinois

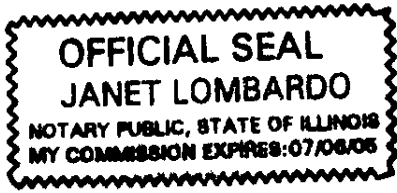
Dated this 16th day of October, 2001.


Lynn Owen Tarrant (SEAL)


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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

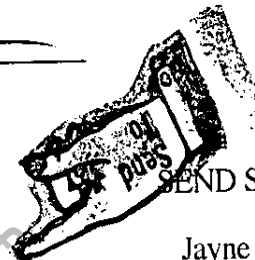
Lynn Owen Tarrant, divorced and not since remarried, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 16th day of October, 2001



Notary Public

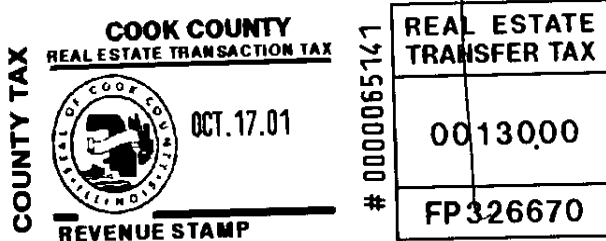
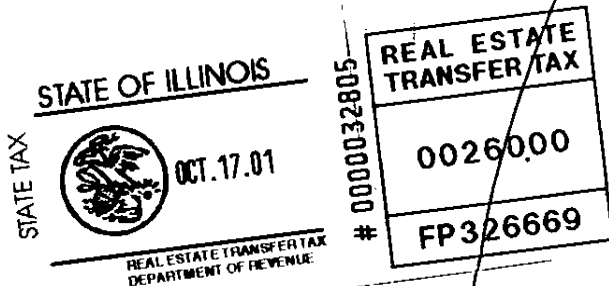
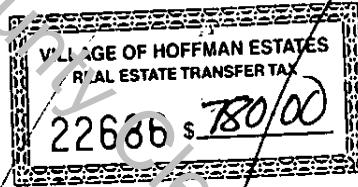


MAIL TO:
Robert A. Armstrong
1605 COLONIAL PLWN
JUVERNESS FL 60067

SEND SUBSEQUENT TAX BILLS TO:
Jayne Armstrong
1665 Carmel Ct.
Hoffman Estates, IL 60194

THIS DEED WAS PREPARED BY:

Gary W. Seyring
8501 W. Higgins Rd. Suite 440
Chicago, IL 60631
(773) 399-1919



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Legal Description:

Parcel one: That part of Lot 31 in Poplar Creek Club Homes, Unit 3, described as follows:

Commencing at the Northwest corner of said Lot 31, thence South 02 degrees 48 minutes 00 seconds west, along the West line of said lot 31, a distance of 2.85 feet, thence South 87 degrees 12 minutes 00 seconds East a distance of 9.60 feet to an exterior corner of a concrete foundation, thence along the exterior surface of said foundation wall, then following courses and distances; South 88 degrees 34 minutes 00 seconds East, a distance of 15.06 feet; thence North 01 degrees 26 minutes 00 seconds East, a distance of 1.69 feet; thence South 88 degrees 34 minutes 00 seconds East, a distance of 5.96 feet; thence South 01 degrees 26 minutes 00 seconds West, a distance of 1.69 feet thence South 88 degrees 34 minutes 00 seconds East, a distance of 15.98 feet to an exterior corner of said foundation; thence along the exterior surface of said foundation the following courses and distances:

North 01 degrees 26 minutes 00 seconds East, a distance of 1.50 feet; thence South 88 degrees 30 minutes 00 seconds East, a distance of 4.93 feet; thence South 01 degree 26 minutes 00 seconds West, a distance of 1.70 feet; thence South 88 degrees 34 minutes 00 seconds East, a distance of 22.75 feet to an exterior corner of said foundation; thence along the exterior surface of said foundation wall, the following courses and distances; North 01 degrees 26 minutes 00 seconds East, a distance of 1.67 feet; thence South 88 degrees 34 minutes 00 seconds East, a distance of 5.02 feet; thence South 01 degrees 26 minutes 00 seconds West a distance of 1.67 feet; thence South 88 degrees 34 minutes 00 seconds East, a distance of 22.46 feet to an exterior corner of said foundation for the point of beginning; thence along the exterior surface of said foundation the following courses and distances; North 01 degree 26 minutes 00 seconds East, a distance of 9.82 feet; thence South 88 degrees 34 minutes 00 seconds East, a distance of 16.76 feet; thence North 01 degree 26 minutes 00 seconds East, a distance of 1.70 feet; thence South 88 degrees 34 minutes 00 seconds East, a distance of 6.02 feet; thence South 1 degree 26 minutes 00 seconds West a distance of 1.70 feet thence South 88 degrees 34 minutes 00 seconds East a distance of 15.06 feet; thence South 01 degrees 26 minutes 00 seconds West a distance of 11.63 feet; thence South 43 degrees 34 minutes 00 seconds East a distance of 2.84 feet; thence South 01 degrees 26 minutes 00 seconds West a distance of 9.02 feet; thence South 46 degrees 33 minutes 05 seconds West a distance of 13.10 feet; thence South 43 degrees 36 minutes 58 seconds East a distance of 5.05 feet; thence South 01 degrees 26 minutes 00 seconds West a distance of 21.53 feet; thence South 88 degrees 34 minutes 00 seconds East a distance of 3.70 feet; thence South 01 degrees 26 minutes 00 seconds West, a distance of 1.00 foot; thence North 88 degrees 34 minutes 00 seconds West a distance of 37.33 feet to a point of intersection with the centerline of common foundation wall between parcels 1663 and 1665; thence North 01 degree 26 minutes 00 seconds East, along said centerline a distance of 48.19 feet, to a point of intersection with the Easterly extension of a part of the Northerly exterior surface of said foundation; thence North 88 degrees 34 minutes 00 seconds West, along said Easterly extension a distance of 0.51 feet to the point of beginning; being a subdivision of part of the Southwest 1/4 of Section 8, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Two: Easement for ingress and egress for the benefit of parcel 1 as created by Declaration of party wall rights, covenants, conditions, restrictions and easements for Poplar Creek Club Home Homeowners Association recorded November 14, 1984 as document 27336477 and as amended and as created by Deed made by Lyons Savings and Loan Association, a corporation of Illinois as Trustee under Trust Agreement dated October 23, 1983 and known as Trust Number 209 to James Petropulos and Patricia C. Petropulos, his wife and Timothy Daly dated September 21, 1987 and recorded October 2, 1987 as document 87938075.