

WARRANTY DEED



00130478

ILLINOIS COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE

Above Space for Recorder's Use Only

358 789 Tigor

THE GRANTOR(s) Charles E. Walker, Jr. and Alice C. Walker, husband and wife, of the Village of Glencoe, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Graham D. Ireland, 1510 N. Rover W. Ct. Apt. 28, Illinois 60056 (Name and Address of Grantee-s) the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 1999 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Grantee's mortgage or trust deed, acts suffered by, through or under Grantee. Permanent Real Estate Index Number(s): 05-06-309-071

Address(es) of Real Estate: 972 Green Bay Road, Glencoe, Illinois 60022

The date of this deed of conveyance is February 21, 2000.

\_\_\_\_\_  
(SEAL) Charles E. Walker, Jr.

\_\_\_\_\_  
(SEAL) Alice C. Walker

(SEAL)

(SEAL)

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 Charles E. Walker, Jr. and Alice C. Walker personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)  
(My Commission Expires 01/01)

Given under my hand and official seal 2/21/00

\_\_\_\_\_  
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 972 Green Bay Road, Glencoe, Illinois 60022

SEE LEGAL DESCRIPTION ATTACHED

Property of Cook County Clerk's Office

Cook County  
REAL ESTATE TRANSACTION TAX

FEB--00



159.00

963204

REVENUE STAMP

STATE OF ILLINOIS

FEB--00



318.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE 966868

IBT #  
1174-8184



This instrument was prepared by:  
Suzanne B. Dallmeyer  
Attorney at Law  
466 Central Avenue, Suite 47  
Northfield, IL 60093

Send subsequent tax bills to:  
Graham D. Ireland  
972 Green Bay Road  
Glencoe, Illinois 60022

Recorder-mail recorded document to:  
Robert G. Guzalbo  
Robert G. Guzalbo & Associates, Ltd.  
6650 N. Northwest Highway, Ste 300  
Chicago, IL 60631

EXHIBIT A

PARCEL I:

THAT PART OF THE PREMISES BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT WHICH IS 20.84 FEET NORTHWESTERLY OF THE SOUTHWESTERLY CORNER OF SAID TRACT; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 45 DEGREES 47 MINUTES 32 SECONDS TO THE RIGHT OF SAID SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 48.28 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 45 DEGREES TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 67.93 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT; THENCE NORTHWESTERLY ON NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 7.98 FEET (ARC MEASUREMENT); THENCE CONTINUING ON SAID NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 33.57 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 123.11 FEET TO THE PLACE OF BEGINNING.

THE PREMISES REFERRED TO ABOVE IS LEGALLY DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1 AND 2 IN OWNERS RESUBDIVISION OF BLOCK 45 IN FIRST ADDITION TO GLENCOE IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THEN SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF LOTS 1 AND 2 AFORESAID, A DISTANCE OF 143.95 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 18.0 FEET OF SAID LOT 2; THEN NORTHEASTERLY ON THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 18.0 FEET OF SAID LOT 2, A DISTANCE OF 158.19 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GLENCOE ROAD, AS FOUND MONUMENTED AND OCCUPIED; THENCE NORTHWESTERLY ON SAID RIGHT OF WAY LINE OF GLENCOE ROAD, AS FOUND MONUMENTED AND OCCUPIED, SAID LINE BEING A CURVE CONVEX NORTHERLY AND HAVING A RADIUS OF 406.39 FEET FOR A DISTANCE OF 184.19 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, WHICH IS 33.57 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE WEST ON NORTH LINE OF SAID LOT 1, A DISTANCE OF 33.57 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL II:

AN EASEMENT OF ACCESS OVER AND ACROSS THE COMMUNITY AREA DEFINED IN THAT CERTAIN DECLARATION FOR GLENCOE MANOR RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 88-550,687 ("DECLARATION").

COMMON ADDRESS: 972 GREEN BAY ROAD, GLENCOE, ILLINOIS 60022

PERMANENT INDEX NUMBER: 05-06-309-071