

UNOFFICIAL COPY

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1443/0253 55 001 Page 1 of 4  
2002-01-24 12:27:00  
Cook County Recorder 27.00

WARRANTY DEED



Individual to Corporation

79 20 496 LMT 01

THE GRANTOR, LARRY KRAMER and KAREN KRAMER, husband and wife, as joint tenants, of 29W454 Old Lake Street, Elgin, IL 60120, in the County of Cook and State of Illinois, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to O'CONNOR HOMES, L.L.C., an Illinois limited liability company, of 1873 Hicks Road, Rolling Meadows, IL 60008, in the County of Cook and State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

That part of the East 40 acres of the Southwest 1/4 of Section 27, Township 41 North, Range 9 East of the Third Principal Meridian, lying North of State Road and more particularly described as follows: Beginning at the center of said Section 27; thence West on the North line of said Southwest 1/4, 10 chains; thence 17.57 chains to the South line of the State Road; thence South 82 degrees and 44 minutes East along said State Road, 3.56 chains; thence North 83 degrees and 51 minutes East along the South line of said State Road, 4.67 chains, thence North 79 degrees East along the South line of said State Road, 1.87 chains to the East line of said Southwest 1/4; thence North along said East line of said Southwest 1/4, 17.55 chains to the center of said Section and point of beginning; (EXCEPT the West 295 feet thereof as measured on the North line of said tract, and EXCEPT that part described as follows: Beginning at a point in the East line of said Southwest 1/4, 658.0 feet South of the center of said Section; thence South along said East line 460.5 feet to a point in the North line of the Illinois State Highway Route No. 5; thence South 76 degrees 00 minutes West, 113.8 feet along said North line; thence continuing along said North line South 80 degrees 30 minutes West 125.9 feet; thence continuing along said North line South 85 degrees 30 minutes West 137.0 feet to a point in the East line of the West 295.0 feet of the East 40 acres of said 1/4 Section; thence North along said East line, 542.2 feet; thence South 81 degrees 55 minutes East, 356.7 feet; thence North 30.6 feet; thence South 81 degrees 55 minutes East, 11.9 feet to the place of beginning), in Hanover Township, Cook County, Illinois.

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Commonly known as 29W454 Old Lake Street, Elgin, IL 60120  
(UNINCORPORATED)

PIN: 06-27-300-010-0000

Subject to general taxes for the year 2001 and subsequent years, and to covenants, conditions, restrictions, easements and other provisions of record.

BOX 333-ETW

#1

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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, forever.

DATED this 11th day of January, 2002

Larry Kramer  
Larry Kramer

Karen Kramer  
Karen Kramer

STATE OF ILLINOIS, COUNTY OF KANE ) ss

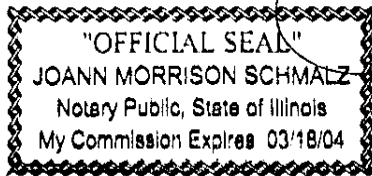
I, the undersigned, a Notary Public in, and for the County and State aforesaid, DO HEREBY CERTIFY that LARRY KRAMER and KAREN KRAMER, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that he/she/they signed, sealed and delivered this instrument as his/her/their free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of Homestead.

Given under my hand and seal this 11th day of January, 2002.

[Signature]  
Notary Public

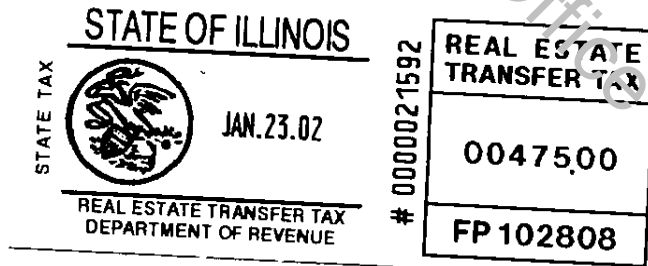
My commission expires:

3-18-04



This instrument prepared by:

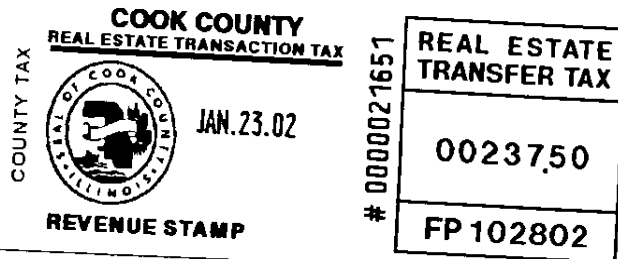
LEO M. FLANAGAN, JR., Attorney at Law  
85 Market Street, Elgin, IL 60123  
(847) 742-6100



Grantee's address, return after recording  
To, and send subsequent tax bills to:

~~Streamwood One L.L.C.~~  
~~2500 West Higgins Road~~  
~~Suite 120~~  
~~Hoffman Estates, IL 60195~~

O'Connor Homes, L.L.C.  
1873 Hicks Road  
Rolling Meadows, IL  
60088



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## PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

State of Illinois )  
 ) SS  
 County of ~~Kane~~ )  
 COOK

LEO M. FLANAGAN, JR., being duly sworn on  
 oath, states that he resides at 85 Market Street, Elgin, IL 60123

That the attached deed is not in violation of  
 Chap. 765 ILCS par. 205/1 subsection (b) of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. 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.
3. 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.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. 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.

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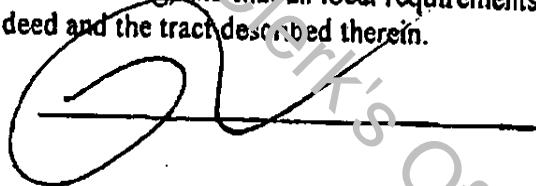
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PLAT ACT AFFIDAVIT

METES AND BOUNDS DESCRIPTIONS

6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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 instructions relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. 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.
10. 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 been made by a registered land surveyor.

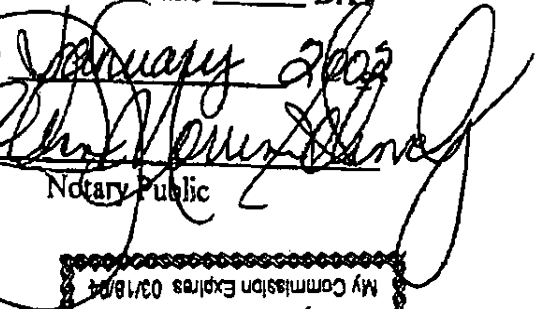
AFFIANT further states that \_\_\_\_\_ he makes this affidavit for the purpose of inducing the County Recorder of Kane County, Illinois to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described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

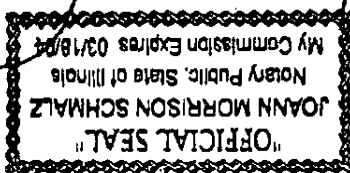


SUBSCRIBED AND SWORN TO

BEFORE ME THIS 11 DAY

OF

January 2002  
  
 Notary Public



20096725