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04068808

WARRANT DEED

15a

THE GRANTOR(S), WAYNE A. DECKERT and JAMES CHODAK, of Elgin, Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEY(S) and WARRANT(S) to ROBERT W. BROWN and MARY L. BROWN, husband and wife, of Elgin, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The South 5 feet of Lot 16 in Block I of Ludlow and Stelford's Addition to Elgin, being a subdivision of part of the Southeast Quarter of Section 19, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois

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 not in Tenancy in Common, but in joint tenancy forever.

This conveyance is subject to: (a) Plat restrictions; (b) Perimeter public utility easements which do not underlie the existing improvements; (c) Restrictions and covenants of record, provided they are not violated by the existing improvements or the present use thereof and provided further that they do not contain a reverter or right of re-entry; (d) Special assessments and taxes for improvements not yet completed; (e) general real estate taxes not yet due.

PERMANENT REAL ESTATE INDEX NO.: 06-19-401-016
ADDRESS OF PROPERTY: Vacant 5 foot strip 701 Peck Pl., Elgin, IL 60120

Dated this 8th day of December, 1994.

Wayne A. Deckert
WAYNE A. DECKERT

James Chodak
JAMES CHODAK

COOK CO. NO. 016 0 3 4 9 6

0 6 0 1 9 6

RE. 1993B

RECEIVED

DEPT. OF REVENUE

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

0 3 . 0 0

REVENUE STAMP DECEMBER 14 1994

0 1 . 5 0

Cook County

REAL ESTATE TRANSACTION TAX

ATTORNEYS' TITLE GUARANTEE FULTON

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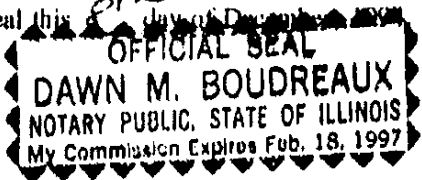
DEPT-01 RECORDING \$23.50
 140000 TRAN 0370 12 23/94 11:55:00
 \$2209 + C.J. # -04-068808
 COOK COUNTY RECORDER

STATE OF ILLINOIS)SS
COUNTY OF K A N E)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WAYNE A. DECKERT and JAMES CHODAK, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 8th day of December, 1994.

Dawn M. Boudreaux
Notary Public



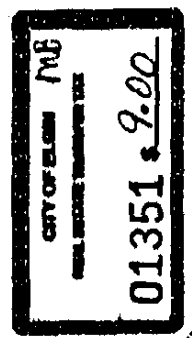
This instrument was prepared by and Mail To:

Grantee's Address:
701 Peck
Elgin, IL 60120

Attorney Catherine S. Hurlbut
CANNING & HURLBUT, P.C.
36 North McLean Blvd.
Elgin, Illinois 60123



Send Tax Bills To:
Robert W. and Mary L. Brown
715 Peck Pl.
Elgin, IL 60120



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23

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Property of Cook County Clerk's Office

63553000

LYNDA M. RIVERS, RECORDER OF DEEDS OF KANE COUNTY
UNOFFICIAL COPY
AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CATHERINE S. HURLBUT, being duly sworn on oath, states that she resides at 676 Sacramento, Elgin, IL 60123. That the attached deed is not in violation of Section 1 of Chapter 109 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.
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 purposes or grants or conveyances relating to the dedication of land for public use or instruments 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 configurations of said larger tract on October 1, 1973, and no sale, prior to this sale, of 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she makes this affidavit for the purposes of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

Catherine Hurlbut

SUBSCRIBED & SWORN to before me this 9th day of December, 1994.

Dawn M. Boudreaux
Notary Public



04055505

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Property of Cook County Clerk's Office

040518-08

