



Doc#: 0408231070  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 03/22/2004 02:49 PM Pg: 1 of 5

WARRANTY DEED

Illinois

Space Above This Line for Recording Data

GRANTORS **CHRISTOPHER C. SELZ AND TERRI SELZ**, husband and wife, of 41 Clayton Avenue, Lake Villa, Illinois 60046, for and in consideration of Ten and no/100 Dollars, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to CONCORD HOMES, INC., a Delaware corporation, 1540 East Dundee Road, Suite 350, Palatine, Illinois 60074, Grantee, the following described Real Estate situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

P.I.N.: 02-02-203-045-0000  
02-02-203-041-0000

Address of Property: Vacant, North Hicks Road, Palatine, Illinois 60074

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

SUBJECT TO the Permitted Exceptions set forth in Exhibit "B" attached hereto.

Dated this 7 day of March, 2004

CHRISTOPHER C. SELZ

TERRI SELZ

TICOR TITLE INSURANCE

3 8 12

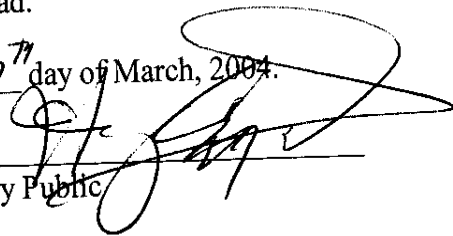
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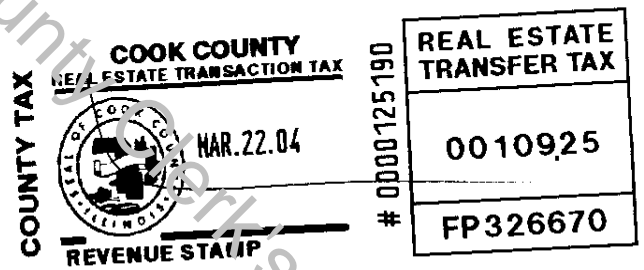
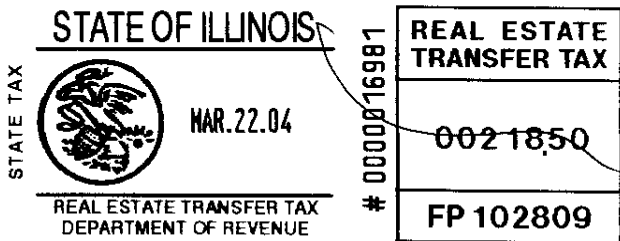
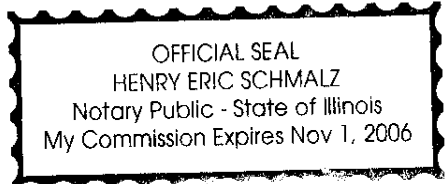
STATE OF ILLINOIS                    )  
   ) SS  
 COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHRISTOPHER C. SELZ AND TERRI SELZ, husband and wife, personally known to me to be the same person whose name is 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 17<sup>th</sup> day of March, 2004.

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

My Commission Expires:  
 \_\_\_\_\_



Prepared by and Mail to:

Jessica G. Lingertat  
 Gould & Ratner  
 222 N. LaSalle Street  
 Suite 800  
 Chicago, Illinois 60601

Send subsequent tax bills to:

Concord Homes, Inc.  
 1540 East Dundee Road  
 Suite 350  
 Palatine, Illinois 60074

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, AFORESAID, 1772.2 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 158 FEET TO A PLACE OF BEGINNING; THENCE NORTHWESTERLY ON A LINE THAT FORMS AN ANGLE OF 75 DEGREES 20 MINUTES 4 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED FROM NORTH TO NORTHWEST, A DISTANCE OF 225.61 FEET TO THE CENTER LINE OF A HIGHWAY DEDICATED BY INSTRUMENT RECORDED APRIL 4, 1932 AS DOCUMENT NO. 11068762; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, 229.85 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, 322.89 FEET TO A POINT IN A LINE THAT IS PARALLEL TO THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 AND 1772.2 FEET WEST OF SAID EAST LINE AS MEASURED ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE NORTH ON SAID LINE 150 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, AFORESAID, 1772.2 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 133 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH A DISTANCE OF 25 FEET; THENCE NORTHWESTERLY ON A LINE THAT FORMS AN ANGLE OF 75 DEGREES 20 MINUTES 4 SECONDS WITH LAST DESCRIBED COURSE, AS MEASURED FROM NORTH TO NORTHWEST, A DISTANCE OF 101.85 FEET TO ITS INTERSECTION WITH A LINE THAT IS 133 FEET (MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION) SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, A DISTANCE OF 98.53 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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**PARCEL 3:**

THE SOUTH 141 FEET OF THE NORTH 274 FEET OF THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, AFORESAID, 1697.2 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 416 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION, 75 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 416 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE EAST 75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT "B" PERMITTED EXCEPTIONS

1. Taxes for the year 2003, second installment only, and subsequent years not yet due and payable.
2. Rights of the public, the State of Illinois and the municipality in and to that part of the land falling within the 50 foot strip of land dedicated for highway purposes by instrument recorded April 4, 1932 as Document No. 11068762.
3. Ordinance annexing the subject land and other property into the Palatine Park District recorded September 27, 1999 as Document No. 99910734.
4. Ordinance involuntarily annexing the subject land and other property into the Village of Palatine recorded September 23, 1998 as Document No. 98850668.
5. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
6. The following matters as disclosed by a Survey by TFW Surveying and Mapping, Inc. dated April 5, 2001, revised April 18, 2001 Job Number 01079-C:
  - a. Apparent easement for overhead and underground wires, sewer lines and other public utilities transversing the West 56.53 feet of the land along Hicks Road.
  - b. Various wells, septic fields and septic basins.
  - c. Meandering old wire fence in disrepair located along the South line of the land.