



Doc#: 0510349180
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/13/2005 04:17 PM Pg: 1 of 3



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Limited Partnership-Grantor

1 of 2
FREEDOM TITLE CORP. 6707029

Property of Cook County Clerk's Office

THE GRANTOR, The Southgate Manors Ltd., an Illinois limited partnership, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by General Partner of the Limited Partnership, CONVEY(S) and WARRANT(S) to Brian Scholz, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2004 and subsequent years, Declaration for Southgate

Permanent Real Estate Index Number(s): 06-24-313-013

Address(es) of Real Estate: 214 Ivy Court, Streamwood, IL 60107

In Witness Whereof, said Grantor has caused its name to be signed to these presents by the General Partner of the Limited Partnership this

30th day of March, 2005.

The Southgate Manors Ltd.

By: The Kirk Corporation, General Partner

By:

Michael S. Albach
Vice President/CFO

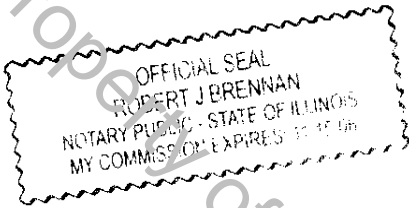
3

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, personally known to me to be the Vice President/CFO of The Kirk Corporation, General Partner of the The Southgate Manors Ltd., an Illinois limited partnership, is personally known to me to be the Vice President/CFO of The Kirk Corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Vice President/CFO signed and delivered the said instrument pursuant to authority given by the General Partner, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of March, 20 05

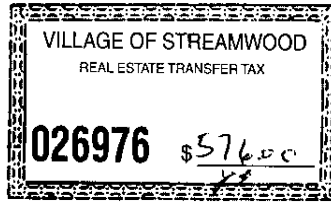


[Handwritten Signature]

(Notary Public)

Prepared by:

The Kirk Corporation Robert J. Brennan
201 Juniper Circle
Streamwood, IL 60107



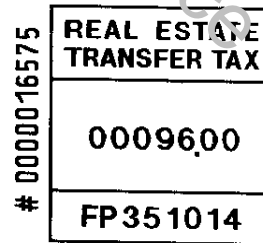
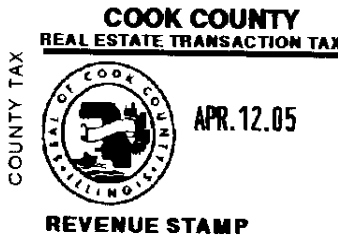
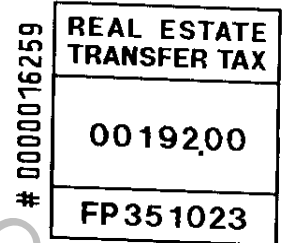
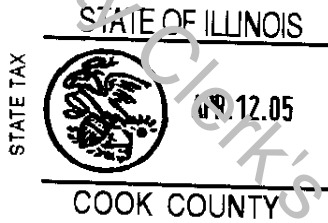
214 Ivy Ct Streamwood IL 60107

Mail To:

Brian Scholz
214 IVY COURT
STREAMWOOD, IL 60107

Name and Address of Taxpayer:

Brian Scholz
214 IVY COURT
STREAMWOOD, IL 60107



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Exhibit "A" – Legal Description

PARCEL 1214 THAT PART OF LOT 22 IN BLOCK 17, IN STREAMWOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE S89°45'43"E ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 50.75 FEET; THENCE N0°03'52"E, A DISTANCE OF 85.75 FEET; THENCE S89°58'23"E, A DISTANCE OF 45.04 FEET TO A POINT ON THE EAST LINE OF SAID LOT 22; THENCE NORTHERLY, WESTERLY, AND SOUTHERLY ALONG THE EAST, NORTH, AND WEST LINES OF SAID LOT 22, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) N0°04'32"E, 69.68 FEET; THENCE (2) N89°55'28"W, 95.33 FEET; THENCE (3) S00°14'17"W, 155.33 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE S89°45'43"E ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 50.75 FEET; THENCE N0°03'52"E, A DISTANCE OF 155.47 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 22; THENCE N89°55'28"W ALONG SAID NORTH LOT LINE, A DISTANCE OF 50.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE S0°14'17"E ALONG SAID WEST LOT LINE, A DISTANCE OF 155.33 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2: INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1214 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND."