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MAGISTRATE'S DEED

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17-9-16-054 G

WHEREAS, ROLAND BAUR and MARION BAUR, his wife on the 7th day of April, 1971 in the Circuit Court of Cook County in the State of Illinois in Case Number 70 CH 33, entitle RONALD BAUR, et al, Plaintiff vs. COLONIAL RIDGE HOMES, INC., et al, Defendants were granted a Decree in Chancery, wherein said Decree provided that COLONIAL RIDGE HOMES, INC. should within Five (5) days from the date of said decree execute and deliver to RONALD BAUR and MARION BAUR, his wife a deed conveying all of their interest in the following described real estate, to-wit:

PARCEL 1: THE WEST 76.33 FEET OF LOT 14 (EXCEPT THE NORTH 103.08 FEET THEREOF) IN DEMPSTER GARDEN HOMES SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS AS SET FORTH IN THE PLAT OF SUBDIVISION DATED APR 4/60 AND RECORDED JUNE 9/60 AS DOCUMENT 17877299 AND AS CREATED BY THE MORTGAGE FROM COLONIAL RIDGE HOMES INCORPORATED CORPORATION OF ILLINOIS TO MARSHALL SAVINGS AND LOAN ASSOCIATION CORPORATION OF ILLINOIS DATED NOV 28/62 AND RECORDED JANU 7/63 AS DOCUMENT 18690176

(A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND PARKING OVER, ACROSS AND ALONG

THE EAST 45.0 FEET (AS MEASURED ON THE NORTH LINE) OF LOTS 14 AND 15 BOTH INCLUSIVE IN DEMPSTER GARDEN HOMES SUBDIVISION

(BLOCK) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER, ACROSS AND ALONG THE EAST 20.0 FEET OF THE WEST 92.33 FEET (AS MEASURED ON THE NORTH LINE) OF LOTS 14 AND 15 BOTH INCLUSIVE (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO

THE NORTH 20.0 FEET OF THE SOUTH 65.5 FEET (AS MEASURED THE WEST LINE) OF THE EAST 192.28 FEET (AS MEASURED ALONG THE NORTH LINE)

LOT 14 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2A AND 2B AFORESAID) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO

THE NORTH 5.0 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF LOT 14 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2A AND 2B AFORESAID) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO

THE SOUTH 5.0 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF LOT 15 (EXCEPT THE EAST 45.0 FEET) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO

THE SOUTH 5.0 FEET (AS MEASURED ON THE EAST AND WEST LINE OF LOT 14 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2A, 2B AND PARCEL 1 AFORESAID) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO

THE NORTH 5.0 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF LOT 13 (EXCEPT THE EAST 45.0 FEET) IN DEMPSTER GARDEN HOMES SUBDIVISION

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And the said COLONIAL RIDGE HOMES, INC. having failed to execute and deliver such deed within the time prescribed by said decree, or to place any such deed of record.

And the said Decree further providing that upon the failure of COLONIAL RIDGE HOMES INC to execute and deliver such deed as aforesaid, that a Magistrate of the Circuit Court of Cook County, Illinois should execute such conveyance for and on behalf of said COLONIAL RIDGE HOMES, INC.

Grantor address: 8931 Robin Drive, Des Plaines

NO TAXABLE CONSIDERATION

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NOW THEREFORE, know all men by these presents, that I, BEN EBENSTEIN, 21456813

A Magistrate of the Land Title Section of the Circuit Court of Cook County, Illinois, in consideration of the premises, do hereby convey to the said ROLAND BAUR and MARION BAUR, his wife their heirs and assigns forever, the following described premises, to-wit:

PARCEL 1: THE WEST 76.33 FEET OF LOT 14 (EXCEPT THE NORTH 103.08 FEET THEREOF) IN DEMPSTER GARDEN HOMES SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS AS SET FORTH IN THE PLAT OF SUBDIVISION DATED APR 4/60 AND RECORDED JUNE 9/60 AS DOCUMENT 17677299 AND AS CREATED BY THE MORTGAGE FROM COLONIAL RIDGE HOMES INCORPORATED CORPORATION OF ILLINOIS TO MARSHALL SAVING AND LOAN ASSOCIATION CORPORATION OF ILLINOIS DATED NOV 28/62 AND RECORDED JAN 7/63 AS DOCUMENT 18690176

(A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND PARKING OVER, ACROSS AND ALONG THE EAST 45.0 FEET (AS MEASURED ON THE NORTH LINE) OF LOTS 14 AND 15 BOTH INCLUSIVE IN DEMPSTER GARDEN HOMES SUBDIVISION

(BLOCK) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER, ACROSS AND ALONG THE EAST 20.0 FEET OF THE WEST 92.33 FEET (AS MEASURED ON THE NORTH LINE) OF LOTS 14 AND 15 BOTH INCLUSIVE (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO THE NORTH 20.0 FEET OF THE SOUTH 85.5 FEET (AS MEASURED THE WEST LINE) OF THE EAST 192.28 FEET (AS MEASURED ALONG THE NORTH LINE) LOT 14 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2A AND 2B AFORESAID) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO THE NORTH 5.0 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF LOT 14 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2A AND 2B AFORESAID) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO THE SOUTH 5.0 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF LOT 15 (EXCEPT THE EAST 45.0 FEET) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO THE SOUTH 5.0 FEET (AS MEASURED ON THE EAST AND WEST LINE) OF LOT 14 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2A, 2B AND PARCEL 1 AFORESAID) IN DEMPSTER GARDEN HOMES SUBDIVISION

ALSO THE NORTH 5.0 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF LOT 13 (EXCEPT THE EAST 45.0 FEET) IN DEMPSTER GARDEN HOMES SUBDIVISION

To Have and to Hold the same, with all the appurtenances thereto belonging, to the said ROLAND BAUR and MARION BAUR, his wife, their heirs and assigns forever, as joint tenants and not as tenants in common.

This Deed is executed and delivered solely in compliance with the decree of Court hereinabove referred to.

Witness my hand and seal this 19th day of April A.D., 1971

Ben Ebenstein (SEAL)
Magistrate

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, H. Scott Slutzky a notary public in for said Cook County, Illinois, do hereby certify that BEN EBENSTEIN, a Magistrate of the Land Title Section of the Circuit Court of Cook County, Illinois, personally known to me to be the same person whose name is subscribed to the within deed, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said deed, as such Magistrate, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 19th day of April A.D. 1971

H. Scott Slutzky

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COOK COUNTY ILLINOIS
FILED FOR RECORD

Charles R. Wilson
RECORDER OF DEEDS

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END OF RECORDED DOCUMENT