

#1 0607311 22 825 117  
WARRANTY DEED -- JOINT TENANCY

THE GRANTORS, DALE A. STEFFEN and SHARON M. STEFFEN, his wife, as joint tenants,

of the City of Elgin County of Cook State of Illinois  
for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey... and Warrant...  
to ROGER W. LENART and CYNTHIA L. LENART, his wife, as joint tenants,

of the City of Elgin County of Cook State of Illinois  
not in Tenancy in Common but in JOINT TENANCY, the following described Real Estate, to-wit: 150573

Lot 106 and that part of Lot 105 in Lord's Park Manor, Unit No. 34 being a subdivision of part of Lot 5 in the Circuit Court Partition of parts of Section 6 and Section 7, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of said Lot 105; thence Northwest along the Southwesterly line of Lot 105, a distance of 8.0 feet; thence Northeast a distance of 151.37 feet to the North East Corner of said Lot 105; thence Southwesterly along the Southeast line of said Lot 105, a distance of 149.32 feet to the point of beginning, in the City of Elgin, all in Cook County, Illinois.

situated in the City of Elgin County of Cook in the State of Illinois, hereby expressly declaring that the estate conveyed shall pass, not in tenancy in common, but in joint tenancy, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to general taxes for the year 1973 and all subsequent years and to all easements, covenants, and restrictions of record.

Dated this 16th DAY OF AUGUST A.D. 1974.

DALE A. STEFFEN [SEAL] SHARON M. STEFFEN [SEAL]  
[SEAL] [SEAL]  
[SEAL] [SEAL]

State of Illinois, } I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY, that  
Kane County } ss.

DALE A. STEFFEN and SHARON M. STEFFEN, his wife, as joint tenants,

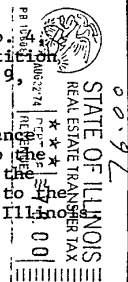
whose names are subscribed to the foregoing instrument, appeared before me this day in person and personally known to me to be the same persons who acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 16th day of August A.D. 1974. Beverly H. Hellebrunn [SEAL] Notary Public.

GRANTEES' ADDRESS: Document No. Filed for record in Recorder's Office of Kane County, Illinois.  
MAIL TAX BILL TO: at o'clock M.  
NAME: ROGER W. & CYNTHIA L. LENART  
Address 800 Carlton Drive...  
Elgin, Ill. 60120... Recorder of Deeds.

THIS INSTRUMENT PREPARED BY: ATTORNEY FREDERICK J. STEFFEN  
24 E. CHICAGO ST., ELGIN, ILLINOIS 60120 BOX 533

63-23-718K



# UNOFFICIAL COPY

ELEANOR E. JUNGELS, RECORDER OF DEEDS OF KANE COUNTY

## AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF KANE   )

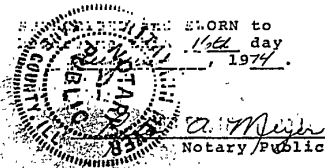
NORBERT C. RITT, being duly sworn on oath, states that he resides at 196 WESTGATE DR, ELGIN, ILL. 60120. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- 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 or 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 configuration 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 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

Norbert C. Ritt



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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

AUG 22 '74 2 59 PM

*Shirley R. Olson*  
RECORDING CLERK

\*22825117

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT