

WARRANTY DEED

22 018 490

THE GRANTORS ERNEST MILLER AND CATHERINE M. MILLER, his wife of the City of La Grange, County of Cook, State of Illinois for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to WILLOW ICE CHALET, LTD.

(Willow Springs, Illinois), a corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office in the City of Willow Springs and State of Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LATER DATE 60 37 396

PARCEL A

The South 25.0 feet of the South 2 acres of the North Half of the East Half of the South East Quarter of the North East Quarter (except the East 242.46 feet thereof) of Section 31, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL B

The South 23.0 feet of the East 242.46 feet of the North Half of the East Half of the South East Quarter of the North East Quarter of Section 31, Township 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.


PARCEL C

The South 2 acres of the North Half of the East Half of the South East Quarter of the North East Quarter (except the East 242.46 feet thereof and except the South 25.0 feet thereof) of Section 31, Township 38 North, Range 12, 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. SUBJECT TO:

BOX 533

COOK
CO. NO. 015
100636



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
\$ 00.00



60°

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covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; zoning and building ordinances; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1971 and subsequent years; and to permanent easement from Grantors herein to State of Illinois, the Department of Public Works and Buildings, Division of Waterways, Springfield, Sangamon County, Illinois dated February 19, 1962 and recorded in the Recorder's Office of Cook County, Illinois on May 22, 1962 as Document No. 18482018 and to rights of the public and the adjoining owners in and to the free and unobstructed flow of the waters of Flag Creek which flows through the land; and to rights of the public, the State of Illinois, and the municipality in and to that part of the land, if any, taken or used for road purposes; and to proceedings pending in the County Court of Cook County, Illinois as Case No 70 Co 1582 by Village of Willow Springs a municipal corporation, against John Doe and others, in the matter of the special assessment to pay cost of constructing a connected system of sanitary sewers, in Wolf Road, German Church Road, etc.; and to rights of the public, the State of Illinois, and the municipality in and to that part of the land taken or used for Wolf Road, if any, and to a non-exclusive easement for roadway over and upon the surface of the land for ingress and egress to Parcel "C" and for the concurrent and common use of Parcels "A" and "B", and the owners, occupants, mortgagees and lessees thereof, and the adjoining property thereto; and to that certain Part-Purchase Money Trust Deed of even date herewith to the Chicago

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Title and Trust Company, as Trustee.

The Grantors reserve for themselves a life estate in and to said real estate described as Parcel "C" aforesaid, for and during their natural life as long as they or either of them shall live and occupy said premises, and the residence, garage and improvements situated thereon, rent free for said use and occupation, and upon the death of both said Grantors, or upon the vacating of possession of said premises by both said Grantors, (which ever event shall first occur), then in either said event, the said life estate of the Grantors shall cease and determine. The Grantee, and its successors and assigns, shall have no parking rights, privileges or other use of said premises described as Parcel "C" aforesaid, or the improvements situated thereon, for and during the existence of said life estate remaining in the Grantors or either of them without first securing the written consent of said Grantors.

DATED this 1st day of July 1971

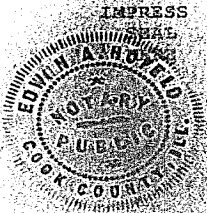
Catherine M. Miller (SEAL) *Ernest Miller* (SEAL)
CATHERINE M. MILLER ERNEST MILLER

GRANTEE'S ADDRESS:
8236 SOUTH WOLF ROAD
LAGRANGE, ILLINOIS

22 018 290

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ERNEST MILLER and CATHERINE M. MILLER, his wife, 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 12th day of MAY, 1972

Commission expires June 22nd 1976 *Edvin A. Hoesli*
Notary Public

FILED FOR RECORD
COOK COUNTY ILLINOIS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

AUG 17 '72 1 35 PM

William R. Olson
RECORDER OF DEEDS

22018490

END OF RECORDED DOCUMENT

UNOFFICIAL COPY

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Given under my hand and official seal, this 12TH day of MAY, 1972

Commission expires June 22nd 1976

Edwin A. Hoffeld
Notary Public

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COOK COUNTY, ILLINOIS

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AUG 17 '72 1 36 PM

Henry R. Olsen
RECORDER OF DEEDS

22018490

E. A. HOFELD

being first duly sworn on oath deposes and says that:

- 1. Affiant ~~resides~~ ^{OFFICE} at 100 N. LA SALLE ST, CHICAGO
- 2. That he is (agent) (~~officer~~) (one of) grantor (s) in a (deed) (~~lease~~) dated the 15th day of JULY 19 71 conveying the following described premises:

Legal attached

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- 3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended by reason that the instrument constitutes

- (a) The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
- (b) The division of lot, or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
- (c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- (d) The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- (e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- (f) The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- (g) Conveyances made to correct descriptions in prior conveyances
- (h) The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1955 and not involving any new streets or easements of access.

Further the affiant sayeth not.

E. A. Hofeld

Subscribed and sworn to before me this 16th day of August 19 72.

Joseph P. Spinkovich
Notary Public

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Property of Cook County Clerk's Office

60 37 58
60 37 386

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END OF RECORDED DOCUMENT

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