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GEORGE E. COLE
LEGAL FORMS

No. 808
July, 1967

QUIT CLAIM
~~WARRANTY DEED~~

Statutory (ILLINOIS)
23 999 327
(Individual to Individual)

Exempt Under the provisions of Paragraph 2
Section 4 of the Real Estate Transfer Tax Act
John G. Boyle
7-6-77

(The Above Space For Recorder's Use Only)

THE GRANTOR JOHN G. BOYLE
of the city of DeKalb County of DeKalb State of Illinois
for and in consideration of Ten (\$10.00) and no/100 DOLLARS,
QUIT CLAIM in hand paid,
CONVEY ~~S.~~ and ~~WARRANTY S.~~ to RUBY M. BEETH
of the city of St. Charles County of Kane State of Illinois
the following described Real Estate situated in the County of Cook in the
te of Illinois, to wit:

(See Attached)

Subject to the attached rider

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

DATED this 27th day of July 1977

(Seal) John G. Boyle (Seal)
JOHN G. BOYLE

PLEASE
PRINT OR
TYPE NAMES IN
BELLOW
SIGNATURES

(Seal) _____ (Seal)

State of Illinois, County of DeKalb ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
JOHN G. BOYLE

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 27th day of July 1977

Commission expires July 1 1978 David J. Weelett
NOTARY PUBLIC

This Document prepared by Joseph R. Thomas, 303 Naperville Road, Wheaton, Ill. 60187
ADDRESS OF PROPERTY:

NAME TO }
Address }
City, State and Zip }
RECORDER'S OFFICE BOOK NO.

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO
Quanta's Office
Academy
1111 N. W. 11th St.
Wheaton, Ill.
Address

IN "RIDERS" OR REVENUE STAMPS HERE

11.00

10.00

DOCUMENT NUMBER
23 999 327

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GEORGE E. COLE
LEGAL FORM

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"A" AND THAT PART OF VACATED PARK AVENUE LYING SOUTH OF THE SOUTH LINE OF WALNUT STREET AND NORTH OF THE NORTH LINE OF MAPLE AVENUE TAKEN AS A TRACT ALL IN HANOVER PARK ESTATE, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE EAST 110 FEET OF THE NORTH 128 FEET ALSO EXCEPTING THE EAST 150 FEET OF THE SOUTH 150 FEET), IN COOK COUNTY, ILLINOIS

23998327

65-45-983

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OR

Property of Cook County Clerk's Office

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a) The general real estate taxes for the year 1977 (payable in 1978) and all subsequent years;

b) Easement over the south 10 feet of the north 30 feet of Lot A for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service, together with right to overhang aerial service wires over any part of the land and also with right of access thereto granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company their respective successors and assigns as shown on the plat of the subdivision recorded May 16, 1961, as document 18163596.

c) Easement over the west 20 feet of the south 305.0 feet of lot A and the south 10 feet of lot A (Except the east 110 feet thereof) for the purpose of installation, maintenance etc., of sewers, water mains or interceptors, recorded May 11, 1964 as Document 19123055.

d) Terms, powers, provisions and limitations of the trust under which title to the land is held.

e) Party wall and party wall rights on the north and south lines of the land.

f) Existing unrecorded leases, and all rights of all partys claiming by, through or under said lessees.

g) Assignment of rents made by Palatine National Bank, a corporation of Illinois, at trustee under trust agreement dated April 20, 1975, and known as trust number 1358 to Advance Growth Capital Corporation recorded as Document 23175153.

h) Lease made by Hanover Builders, Inc., an Illinois Corporation to Richard H. Gromer, doing business as Hanover Gromer Super Markets, Inc., a corporation to be formed, dated January 27, 1962, for a term of about 13 years, demising part of the land as disclosed by assignment of rents dated September 5, 1962 and recorded September 7, 1962, as Document 18584019, and all rights thereunder of and all acts done or suffered thereunder by said lessee or by any party claiming by, through or under said lessee.

Note: Said Lease is also disclosed by financing statement recorded January 21, 1963 as Document 63 U 03647.

i) Lease made by Hanover Builders, Inc., an Illinois Corporation to Pic-N-Pay Drugs, Inc., an Illinois Corporation dated May 8, 1962 for a term of 15 years, demising part of the land as disclosed by assignment of rents recorded September 7, 1962 as Document 18584019, and all rights thereunder of and all acts done or suffered thereunder by said lessee or by any party claiming by, through or under said lessee.

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23 999 327

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INDEXED
FILED
JUL 6 10 10 AM '77

RECORDED
INDEXER OF DEEDS
*23999327

Property of Cook County Clerk's Office

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT