

UNOFFICIAL COPY

GEORGE E. COLE\* LEGAL FORMS NO. 804 OCTOBER, 1967

WARRANTY DEED

JOINT TENANCY

Notary Public (ILLINOIS)

COOK COUNTY, ILLINOIS FILED FOR RECORD

(Corporation to Individual)

FEB 26 '79 1 21 PM

(The Above Space For Recorder's Use Only)

24 852 010

RECORDED FOR DEED

\*24852010

THE GRANTOR

N. W. FINANCIAL CORPORATION

a corporation 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 the sum of Ten and no/100 DOLLARS,

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto Edgardo Niccoli and Alda Niccoli, his wife jointly with right of survivorship & not as tenants in common of the City of Chicago in the County of Cook and State of Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" for Legal Description

SUBJECT TO: General Real Estate Taxes for the year 1979 and thereafter building and building line restriction and all other Subdivision restrictions of record; zoning restrictions, restriction as to use and occupancy; building laws and ordinances; other governmental restriction and regulations; roads and highways, if any; restrictions, covenants and easements of record; and unpaid installments of any special tax or assessment.

11.00

TO HAVE AND TO HOLD said premises not in tenancy in common, but in Joint Tenancy forever.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the same by its Vice President, and attested by its Secretary, this 12th day of September, 1978.

N. W. FINANCIAL CORPORATION (NAME OF CORPORATION) BY Henry Smogolski Vice - PRESIDENT ATTEST: Andrew J. Zych SECRETARY

State of Illinois County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Henry Smogolski personally known to me to be the Vice President of the N. W. Financial

corporation, and Andrew J. Zych personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 29th day of January 1979

Commission expires 7/26/81 19 Notary Public

This instrument prepared by: Martin Spagat 39 S. LaSalle St. Chicago, IL 60602

ADDRESS OF PROPERTY: 10403 Dearlove

MAIL TO: (Name) (Address) (City, State and Zip)

Glenview, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

OR RECORDER'S OFFICE BOX NO. 931

AFFIX "RIDERS" OR REVENUE STAMPS HERE

COOK CO. NO. 016 6253

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 99.00

DOCUMENT NUMBER 24 852 010

04-32-401-014 6674908

# UNOFFICIAL COPY

Parcel . . . 4  
10403 Dearlove Road

Parcel #1  
That part of the South 246.50 feet of the West 880.0 feet, as measured on the East and South lines thereof, of the North 1/2 of the Southeast 1/4 of Section 32, Township 42 North, Range 12 East of the 3rd Principal Meridian which lies Southeasterly of the Southeasterly line of Dearlove Road, said Southeasterly line of said road being a line 50.0 feet Southeasterly of the center line thereof, bounded by a line described as follows: Beginning at a point 299.07 feet East, as measured along the South line thereof, and 65.0 feet North, as measured at right angles to said South line, of the Southwest corner of the abovescribed tract; thence North 00 degrees East, the South line of said tract having an assumed bearing of East - West, 52.0 feet; thence North 90 degrees East, 61.67 feet; thence South 00 degrees West, 52.0 feet; thence North 90 degrees West, 61.67 feet to the point of beginning, Cook County, Ill.

Parcel #2  
Easements appurtenant to and for the benefit of Parcel 1, as set forth in the Declaration of Easements and Covenants dated March 31, 1978 and recorded April 11, 1978 as document number 2439720, and registered April 11, 1978 as document number 3009772 and as created by deed from \_\_\_\_\_ to \_\_\_\_\_ dated \_\_\_\_\_ and recorded \_\_\_\_\_ as document number \_\_\_\_\_ for Ingress and Egress, in Cook County, Illinois.

Subject to Declaration of Easements and Covenants by grantor dated March 31, 1978, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as document number 24397205 and registered in the Office of the Registrar of Titles, Cook County, Illinois, as document number 3009772, which is incorporated herein by reference thereto. Grantor grants to the grantees, 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.

24 852 010

# UNOFFICIAL COPY

DCS 4875 SM 9-71

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
                          ) ss.  
COUNTY OF COOK    )

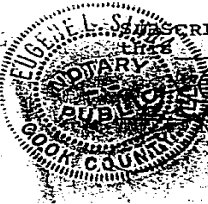
N. W. FINANCIAL CORPORATION, being duly sworn on oath, states that they resides at 10403 Dearlove Rd. Glenview, Illinois. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; -OR- the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. 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.
3. The division of lots or blocks of 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 between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

24 852 010

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that they makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



Subscribed and SWORN to before me this 2<sup>nd</sup> day of January, 1977.  
*Eugene L. Schwab*  
NOTARY PUBLIC



RECORDED DOCUMENT