

# UNOFFICIAL COPY

## WARRANTY DEED

55-44-21A  
85-44-21B

24 018 056

11 00

(The above space for Recorder's use only)

THE GRANORS, JOHN S. GROH and ARLIS J. GROH, his wife,

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...  
The trustees and successor trustees of

and Warrant... to HNC MORTGAGE AND REALTY INVESTORS, which is a business trust organized under the laws of Massachusetts, pursuant to an agreement and declaration of trust, dated September 27, 1971, filed with the Secretary of the Commonwealth of Massachusetts on that date;

of the County of Westport State of Connecticut

the following described Real Estate, to wit:

That part of the East Half of Section 28, Township 41 North, Range 9 East of the Third Principal Meridian described as follows: Commencing at the center of said Section 28; thence Easterly along the North line of the Southeast Quarter of said Section 28, a distance of 1197.24 feet for the place of beginning; thence North 14 degrees 00 minutes East, a distance of 310.63 feet to a point on the center line of U.S. Route 20; thence South 64 degrees 49 minutes East along said center line, a distance of 81.55 feet; thence South 14 degrees 00 minutes West, a distance of 285.50 feet; thence South 0 degrees 43 minutes West, a distance of 82.48 feet; thence North 76 degrees 41 minutes West, a distance of 81.98 feet; thence North 0 degrees 43 minutes East, a distance of 73.90 feet to the place of beginning. Being situated in Hanover Township, Cook County, Illinois.

situated in the County of Cook in the State of Illinois, hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to covenants, conditions and restrictions of record, and to general real estate taxes for 1976 and subsequent years.

65-49-219R  
06 28 204 00  
100 408 90

Dated this 17th day of JUNE A.D. 1977  
John S. Groh SEAL Arlis J. Groh SEAL  
SEAL SEAL

State of Illinois } ss. I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that JOHN S. GROH and ARLIS J. GROH, his wife,



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 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 Notarial seal this 17th day of JUNE A.D. 1977. Ronald E. Rasmussen SEAL  
Notary Public

This Instrument was prepared by:  
Ronald E. Rasmussen  
80 Fountain Square Plaza  
P. O. Box 807  
Elgin, Illinois 60120

Grantees Address:  
830 East State Street  
Westport, Connecticut 06880

Send subsequent tax bills to:  
HNC Mortgage and Realty Investors  
830 East State Street  
Westport, Connecticut 06880

(AFFIX REVENUE STAMPS)  
County Clerk's Office  
Notary Seal

24 018 056

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WARRANTY  
DEED

STATE OF ILLINOIS  
FILED FOR RECORD  
JUL 19 10 43 AM '77

*Edw. J. ...*  
RECORDER OF DEEDS  
\*24018056

Return to:  
Name:  
Address:  
City:

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## AFFIDAVIT OF MERIT AND DEDUCE

STATE OF ILLINOIS )  
                    ) COOK ) SS.  
COUNTY OF XXXXX )

JOHN S. GROH, being duly

sworn on oath, states that he resides at Route 1, Box 131B, Elgin, Illinois 60120

That the attached deed is not in violation of Section 1 of Chapter 169 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 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 is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest 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, 1939, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 1 acre in a larger tract, the dimensions and configurations of said lot or 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 tract 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 Cook County, Illinois, to accept the attached deed for recording.

John S. Groh

SUBSCRIBED AND SWORN to before me on this 15th day of July, 1977.



Notary Public

24 018 056

END OF RECORDED DOCUMENT