

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

No 810
September, 1975

7-300-051

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

COOK COUNTY RECORDS
FILED

Louise M. Flannery
RECORDS

REC'D FEB 20 PM 2:17 25368051
(The Above Space For Recorder's Use Only)

14/02

67-62-6052
6762609M
0106401013

THE GRANTOR JAMES G. FLANNERY, married to LOUISE M. FLANNERY,
of the Village of Barrington County of Cook State of Illinois
for and in consideration of Ten and no/100 (\$10.00) DOLLARS.
and other good and valuable consideration in hand paid,
CONVEY S and WARRANT S to GAETANO CONSOLE and ANNA CONSOLE, his
wife, 139 DuPage, Addison
(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of COOK in the State of Illinois, to wit:

See Legal Description Rider attached hereto.

SUBJECT TO: General taxes for 1979 and subsequent years,
building lines and building liquor restrictions of record,
zoning and building ordinances, public utility easements,
public and private roads and highways, covenants and
restrictions of records as to use and occupancy, party wall
rights and agreements, if any

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois, TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 15th day of February, 19 80

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

James G. Flannery
James G. Flannery

(Seal) *Louise M. Flannery* (Seal)
Louise M. Flannery, solely for
purposes of waiving her home-
stead rights (Seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in
and COOK County, in the State aforesaid, DO HEREBY CERTIFY that JAMES G. FLANNERY
and LOUISE M. FLANNERY, 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 15th day of February, 19 80

Commission expires October 1, 1980 *Jessica Hess* (NOTARY PUBLIC)

This instrument was prepared by Michael S. Kurtzon, Aaron, Schimberg, Hess,
Rusnak, Deutsch (NAME AND ADDRESS) & Gilbert, One
First National Plaza, Chicago, Illinois 60603

MAIL TO { DENNIS G. TAKENY (Name)
117 WATERGATE DR. R.R. 3 (Address)
BARRINGTON, ILL. 60010 (City, State and Zip)

ADDRESS OF PROPERTY: 100 Emmer Rd
vacant land
Barrington Hills, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO
Grantees (Name)
BOX 533 (Address)

OR RECORDER'S OFFICE BOX NO _____

STATE OF ILLINOIS
CANCELLED
RECEIVED
FEB 20 1980
40.00
C-T-I
REVENUE STAMPS HERE
40
CANCELED
Cook County
FLAT FEE \$30.00
RECORDING FEE \$10.00
40.00
DOCUMENT NUMBER

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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLF
LEGAL FORMS

LEGAL DESCRIPTION RIDER

Parcel 1:

That part of the South West 1/4 of the South East 1/4 of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows:

Beginning on the West line of the South East 1/4 of said Section 6, a distance of 640.995 feet (as measured along said West line) South of the North line of said South West 1/4 of South East 1/4, thence East parallel with the North line of said South West 1/4 of the South East 1/4, 423.01 feet to the point of beginning, of the tract of land herein described, thence continuing East parallel with the North line of said South West 1/4 of the South East 1/4, 477.30 feet to a point 406.10 feet (measured parallel with the North line of said South West 1/4 of the South East 1/4) West of the East line of said South West 1/4 of the South East 1/4; thence South 00 degrees 50 minutes 02 seconds East, 610.07 feet, thence South 55 degrees 41 minutes 05 seconds West, 121.38 feet to the South line of said South West 1/4 of the South East 1/4 of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian; thence West along said South line 375.91 feet to a line parallel to the West line of the South East 1/4 of said Section 6 and drawn through the point of beginning, of this legal description, thence North 69° 14 feet to the point of beginning, in Cook County, Illinois

Also

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1 as created by deed from Chicago Title and Trust Company., as Trustee under Trust No. 54807 to James G. Flannery dated October 29, 1973 and recorded November 5, 1973 in Cook County, Illinois as Document Number 22534171 over and along the private roads described or otherwise referred to in the following documents:

(1):

Declaration of Easements recorded in Kane County on June 17, 1965 as Document Number 1047958 and in Cook County, Illinois on June 15, 1965 as Document Number 1949589.

(2):

Supplemental Declaration of Easements recorded in Cook County, Illinois on December 12, 1969 as Document Number 21035921.

(3):

Second Supplemental Declaration of Easements recorded in Kane County on April 21, 1970 as Document Number 1162474 and in Cook County, Illinois on April 6, 1970 as Document Number 21127458;

(4):

Third Supplemental Declaration of Easements recorded in Cook County, Illinois as Document Number 21426418;

(5):

Supplemental Declaration of Easements recorded in Cook County, Illinois on March 30, 1971 as Document Number 21434959;

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(6):

Warranty Deed from Laurence L. J. Howe and Claribel D. Howe, his wife, to William B. Jordan and Jean C. Jordan, his wife, dated December 10, 1971 and recorded in Cook County on January 14, 1972 as document 21777455, which refers to an easement for ingress and egress shown on survey made by Suburban Survey Service, File number 71-11-8-Y-1, dated November 12, 1971.

(7):

Warranty Deed from David T. Sanders and Margaret Sanders, his wife, to Raymond C. Raedel and Bernice E. Raedal, his wife, dated December 23, 1969 and recorded in Cook County on January 29, 1970 as document 21060627, which refers to an easement for ingress and egress shown on survey made by Suburban Survey Service, File number 58-6-9-U-2, dated September 8, 1958;

(8):

Agreement for private road made by John F. P. Farrar and others dated May 21, 1940 and recorded in Cook County on June 14, 1940 as document 12498335;

(9):

Conservator's deed from Paul M. Corbett, individually and as conservator of the Estate of Barbara Bateman Corbett, also known as Barbara Jean Corbett, to Myrtle P. Godehn dated April 2, 1963 and recorded in Cook County, April 26, 1963 as document 18780445;

(10):

Trustee's deed from Elizabeth Bateman and the Northern Trust Company, as trustees to Myrtle P. Godehn dated April 9, 1963 and recorded in Cook County on April 26, 1963 as document 18780446;

(11):

Warranty deed from Lawrence Ford Bateman and Charlotte H. Bateman, his wife, to Myrtle P. Godehn dated April 5, 1963 and recorded in Cook County on April 26, 1963 as document 18780446;

(12):

Warranty deed from Lawrence Ford Bateman and Charlotte H. Bateman, his wife, to Michigan Avenue National Bank of Chicago, as Trustee under trust number 1217, recorded in Cook County on October 10, 1967 as document 20287021, which refers to an easement for ingress and egress shown on survey made by Suburban Survey Service, File number 63-3-36-U-12A, dated July 25, 1967;

(13):

Warranty deed from Lawrence F. Bateman and Charlotte H. Bateman, his wife, to Gary-Wheaton Bank, as trustee under trust number 987, recorded in Cook County on April 3, 1969 as document 20801178;

(14):

Grant made by Paul M. Corbett and others, dated April 19, 1950 and recorded in Cook County, Illinois on April 20, 1950 as document 14782392.

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AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS))
COUNTY OF COOK) SS

James G. Flannery

Being first duly sworn on oath deposes and says that:

1. Affiant resides at 100 Brinker Rd. Barrington, Illinois
2. That he is ~~(agent), (officer)~~ (one of) grantor (s) in a ~~(deed)~~ (lease) dated the 15th day of February 19 80, conveying the following described premises:

See Legal Description Rider attached hereto.


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 lots 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, 1959 and not involving any new streets or easements of access.

Further the affiant sayeth not.


James G. Flannery

Subscribed and sworn to
me this 15th day
of February, 19 80.


Notary Public

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(7):

Warranty Deed from David T. Sanders and Margaret Sanders, his wife, to Raymond C. Raedel and Bernice E. Raedal, his wife, dated December 23, 1962 and recorded in Cook County on January 29, 1970 as document 21161627, which refers to an easement for ingress and egress shown on survey made by Suburban Survey Service, File number 58-6-9-U-2, dated September 8, 1958;

(8):

Agreement for private road made by John F. P. Farrar and others dated May 21, 1940 and recorded in Cook County on June 14, 1940 as document 12498335;

(9):

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(11):

Warranty deed from Lawrence Ford Bateman and Charlotte H. Bateman, his wife, to Myrtle P. Godehn dated April 5, 1963 and recorded in Cook County on April 26, 1963 as document 18780447;

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Warranty deed from Lawrence Ford Bateman and Charlotte H. Bateman, his wife, to Michigan Avenue National Bank of Chicago, as Trustee under trust number 1217, recorded in Cook County on October 10, 1967 as document 20287021, which refers to an easement for ingress and egress shown on survey made by Suburban Survey Service, File number 63-3-36-U-12A, dated July 25, 1967;

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END OF RECORDED DOCUMENT

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Sub
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