

GEORGE E. COLE*
LEGAL FORMS

No. 810
September, 1975

26966432

13 FEB 84 3:13 PM

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

4581-83102

THE GRANTOR MICHAEL McCLUSKEY married to BARBARA J. McCLUSKEY, his wife of the Village of Palatine County of Cook State of Illinois for and in consideration of TEN AND NO/100THS (\$10.00) ----- DOLLARS. and other good and valuable consideration in hand paid, CONVEY and WARRANT to DAVID W. COOK and JANE M. COOK, his wife, of 12219 Cooney Drive, Woodstock, Illinois (NAMES AND ADDRESS OF GRANTEES)

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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Parcel I:

Unit 114 in the Carriage Way Court Condominium Building No.5400, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

That part of Lots 4 and 5 of Three Fountains at Plum Grove (according to the plat thereof recorded July 8, 1960 as document number Number 20543261) being a Subdivision in Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the most Southerly corner of Lot 5; thence North 60° 59' 00" West along the Southerly line of Lot 5 aforesaid 183.40 feet; thence north 2° 02' 00" East (at right angles thereof) 35.96 feet; to the point of beginning; thence North 67° 51' 04" West 281.00 feet; thence North 22° 08' 56" East 93.00 feet; thence South 67° 51' 04" East 281.00 Feet; thence South 22° 38' 00" West 93.00 feet to the place of beginning, in Cook County, Illinois.

which survey is attached as Exhibit "B" to the Declaration of Condominium of Building No. 5400 recorded in the Office of the Cook County Recorder of Deeds as Document No. 25945971 together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

Parcel II:

Grantor also hereby grants to Grantee, their successors and Assigns, as rights and easement appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Covenants, Conditions and Restrictions and Easements for the Carriage Way Court Homeowners Association dated the 9th day of July 1981, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25,945,355, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements there by created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyances and mortgages of said remaining property or any of them.

Parcel III:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in Grant of Easements dated September 25, 1968 and recorded October 18, 1968 as Document No. 20,649,594 and as created by deed from Three Fountains East Development Associates, a Limited Partnership, to Anthony R. Licata dated November 23, 1979, and recorded January 3, 1980, as Document No. 25,303,970 for Ingress and Egress over and across Lot 2 in Three Fountains at Plum Grove Subdivision, in Cook County, Illinois.

Parcel IV:

26966432

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Parcel IV:

26966432

Easements appurtenant to and for the benefit of Parcel 1 over the North 60 feet of that part of lot 1 falling within the East half of the West half of Section 8 aforesaid for the purpose of reasonable pedestrian traffic as created by Grant of Easement made by Hibbard, Spencer Bartlett Trust to Three Fountains East Development Associates, a Limited Partnership, recorded June 20, 1969, as Document No. 20,877,478, in Cook County, Illinois.

UNOFFICIAL COPY

Property of Cook County Clerks

INV.

SUBJECT TO: General taxes for 1983-84 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements public roads and highways; easements for private roads; private easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements

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 16th day of January 19 84

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

Michael McCluskey (Seal) Barbara J. McCluskey (Seal)
MICHAEL McCLUSKEY BARBARA J. McCLUSKEY

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 MICHAEL McCLUSKEY and BARBARA J. McCLUSKEY, his wife

IMPRESS SEAL HERE

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 16th day of January 19 84

Commission expires April 7 19 85 Nancy J. Thygeson NOTARY PUBLIC

This instrument was prepared by Mr. Dennis S. Nudo, P. O. Box 615, Park Ridge, IL 60068 (NAME AND ADDRESS)

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP FEB 10 84 P.B. 11431 20.25
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE STAMP FEB 10 84 P.B. 10102 20.25

MAIL TO: Edward A. Weirauch, Jr.
EDWARD A. WEIRAUCH, JR.
ATTORNEY AT LAW
3233 N. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60004
(312) 239-4277

ADDRESS OF PROPERTY: 5400 Carriageway Court, #114
Rolling Meadows, IL 60008
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
D. Cook
Same as above

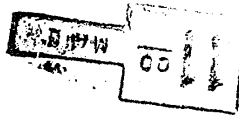
DOCUMENT NUMBER 26 966 432

OR RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY

26 966 432

Property of Cook County Clerk's Office



11.20

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

A

26966432

TO

10 FEB 84 2:13 PM

10 FEB 84 2:13 PM

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT