

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using this instrument. This form is not valid for recording purposes unless it is accompanied by a deed.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 24 '85
DEPT OF REVENUE
39.00
P.B. 10633

THE GRANTORS ROBERT SCOTT PHILLIPS and
KATHERINE A. PHILLIPS, his wife

of the Village of Streamwood County of Cook
State of Illinois for and in consideration of
Ten and no/100 DOLLARS.
& other good & valuable consideration in hand paid.
CONVEY and WARRANT to

JEFFREY D. STEPP, 2000 Bayside Dr.,
Palatine, IL
(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of
State of Illinois to wit:

SEE ATTACHED

1635 AUG 29 AM 10 21

85167255

(The Above Space For Recorder's Use Only)

COOK in the

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JUL 24 '85
P.B. 11434
39.00

COMMONLY KNOWN AS: 357 Juniper Circle, Streamwood, IL

PERMANENT INDEX NO. 06-24-113-013

Subject to general real estate taxes for the year 1984 and
subsequent years; easements, covenants and restrictions of record

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

DATED this 14th day of June 1985

PLEASE
PRINTOR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Robert Scott Phillips (SEAL) *Katherine A. Phillips* (SEAL)
ROBERT SCOTT PHILLIPS KATHERINE A. PHILLIPS
R (SEAL) (SEAL)

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
Robert Scott Phillips & Katherine A. Phillips,
his wife
personally known to me to be the same person S whose name S are subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged 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 August 1985

Commission expires 8/5 1989 *Marian L. Taylor*
NOTARY PUBLIC

This instrument was prepared by James M. Guthrie, 105 S. Roselle Rd.,
Schaumburg, IL 60193 (NAME AND ADDRESS)

MAIL TO {
David E. Swidler
29 S. LaSalle, Suite 600
Chicago IL 60603
OR RECORDER'S OFFICE BOX NO. 230

ADDRESS OF PROPERTY
337 Juniper Circle
Streamwood, IL 60103
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO
JEFFREY STEPP
337 JUNIPER CIRCLE, STREAMWOOD, IL

85 167 255

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Property of Cook County Clerk's Office

THAT PART OF LOT 13 IN BLOCK 4 IN STREAMWOOD GREEN UNIT L&C, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-EAST CORNER OF SAID LOT 13; THENCE SOUTH 9 DEGREES 59 MINUTES 20 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 13; A DISTANCE OF 128.84 FEET TO THE SOUTH EAST CORNER OF SAID LOT 13; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 13, BEING ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTH, HAVING A RADIUS OF 674.00 FEET, THE CHORD THEREOF HAVING A BEARING OF SOUTH 71 DEGREES 19 MINUTES 07 SECONDS WEST AND A LENGTH OF 40.77 FEET; AN ARC DISTANCE OF 41.00 FEET; THENCE NORTH 13 DEGREES 22 MINUTES 29 SECONDS

WEST, A DISTANCE OF 135.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 13; THENCE NORTH 37 DEGREES 37 MINUTES 13 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 13, A DISTANCE OF 49.47 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Grantor also hereby grants to the grantee(s), its successors and assigns all rights and easements appurtenant to the above described real estate the rights and easements for the benefit of said property set forth in the Declaration of Easements, Restrictions and Covenants set forth 22, 1982 as Document 6416655. Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the aforesaid Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration of Easements, Restrictions and Covenants recorded December 22, 1982 as document 2644665 the same as though the provisions of the aforesaid declaration were recited and stipulated at length herein.

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Warranty Deed
SPECIAL FORM FOR INDIVIDUAL

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