

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

February, 1986

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, RALPH TURNQUIST and
ESTHER M. TURNQUIST, his wife,

86188816

of the City of Elgin County of Kane
State of Illinois for and in consideration of
TEN AND 00/100-----DOLLARS.
(\$10.00)----- in hand paid.

RECORDING SECTION
COUNTY CLERK
JAN 11 1986 05/12/86
E * 86-188816

CONVEY and WARRANT to
JOHN ELLIOTT and LINDA M. ELLIOTT,
his wife, 910 Augusta, Elgin, Illinois,

(The Above Space For Recorder's Use Only)

(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 Attached Legal Description

Subject to general real estate taxes for the
year 1985 and subsequent years, and all easements,
covenants and restrictions of record.

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY 12 1986
36.25

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.

Permanent Real Estate Index Number(s): 06-18-400-013

Address(es) of Real Estate: 1019 Bode Road, Elgin, Illinois

DATED this 7TH day of MAY 1986

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
RALPH TURNQUIST (SEAL)
ESTHER M. TURNQUIST (SEAL)

86188816-86-188816
AFFIX "RIDERS" OR REVER

State of Illinois, County of Kane I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
RALPH TURNQUIST and ESTHER M. TURNQUIST, his wife,

IMPRESS SEAL HERE
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 7TH day of MAY 1986
Commission expires August 22 1987
Frederick J. Steffen
NOTARY PUBLIC

This instrument was prepared by Frederick J. Steffen, 17 Douglas Avenue,
Elgin, Illinois (NAME AND ADDRESS)

FREDERICK J. STEFFEN
17 Douglas Avenue
Elgin, IL 60120

SEND RECURRENT TAX BILLS TO
John W. and Linda M. Elliott
1019 Bode Road
Elgin, IL 60120

12.00 MAIL

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**GEORGE E. COLE®
LEGAL FORMS**

UNOFFICIAL COPY

2025 10 10 10 10

LEGAL DESCRIPTION

That part of the South East quarter of Section 18, Township 41 North, Range 9 East of the Third Principal Meridian, commencing at the North West corner of the South East quarter of said Section 18; thence North 88 degrees 15 minutes East along the North line of said South East quarter, 193.8 feet for a place of beginning, thence North 88 degrees 15 minutes East along the North line of said South East quarter, 100 feet; thence South 6 degrees 57 minutes West, 350 feet; thence South 88 degrees 15 minutes West parallel with the North line of said South East quarter, 100 feet; thence North 6 degrees 57 minutes East, 350 feet to the place of beginning in Cook County, Illinois.

COOK County Clerk's Office

86188816

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AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

FREDERICK J. STEFFEN

, being duly

sworn on oath, states that he resides at ... ILLINOIS

That the attached deed is not in violation of Section 1 of Chapter 107 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 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 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 purpose 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, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger 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 lots 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.

46188816

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 Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Handwritten signature of Frederick J. Steffen

SUBSCRIBED and SWORN to before me this 8th day of MAY A.D. 1986

Handwritten signature of Notary Public

Notary Public