

WARRANT DEED
Statute of (ILLINOIS)
(Individual to Individual)

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1986 JUN 24 AM 10:18

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CAUTION: Consult a lawyer before using or acting under this form
All warranties, including merchantability and fitness, are excluded.

THE GRANTORS Mary Ann Kirn, Collin W. Gray and James F. Gray

COOK
CO. NO. 016
2 6 1 4 4 2

of the Village of Tinley Pk. County of Cook
State of Illinois for and in consideration of

Ten (\$10.00) DOLLARS,
to us in hand paid,

12.00

CONVEY and WARRANT to
Clearview Construction Corporation, an Illinois
corporation
6840 West 159th Street, Tinley Park, IL 60477
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

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

See Exhibit "A" attached hereto and made a part hereof containing
the legal description

Title to the aforescribed real estate is conveyed solely/to the
Permitted Exception as set forth in Exhibit "B" which is attached
hereto and made a part hereof.

THIS IS NOT HOMESTEAD PROPERTY

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

DATED this 9th day of June 1986
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Mary Ann Kirn (SEAL) Collin W. Gray (SEAL)
James F. Gray (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
Mary Ann Kirn, Collin W. Gray and James F. Gray

IMPRESS SEAL HERE personally known to me to be the same person s whose nameS 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 9th day of June 1986

Commission expires OCTOBER 29 1988 Patricia C. Hogan NOTARY PUBLIC

This instrument was prepared by Robert D. Goldstine, 7660 W. 62nd Pl., Summit, IL 60501
(NAME AND ADDRESS)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUN 24 1986
430.00
Cook County
REAL ESTATE TRANSACTION TAX
JUN 24 1986
430.00

70-42-844 UL

MAIL TO: Harry E. DeBruyn (Name)
12000 S. Harlem Avenue (Address)
Palos Heights, IL 60463 (City, State and Zip)

ADDRESS OF PROPERTY:
Eastside of 84th Avenue South of
159th Street, Tinley Park

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. 360

HV (Name)
(Address)

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

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EXHIBIT "A"

To That

WARRANTY DEED

Made by

MARY ANN KIRN, COLLIN W. GRAY, JAMES F. GRAY
(Grantors)

and

CLEARVIEW CONSTRUCTION CORPORATION
(Grantee)

The Real Estate

Legal Description

The West 1/2 of the North East 1/4 of Section 23, Township 36 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois excepting the North 650 Feet and that Part thereof described as follows:

The South 70 feet of the North 900 feet of the West 100 feet of the West 1/2 of the North East 1/4 of Section 23 Township 36 North Range 12 East of the Third Principal Meridian and the following exception: Beginning at the Northeast Corner of said West 1/2 of the North East 1/4 of Section 23; Thence South along the East Line of Said West 1/2 of the North East 1/4 of Section 23 for a distance of 2659.26 feet to the south line of the said North East 1/4 of Section 23; Thence West along said South Line of the Northeast 1/4 of Section 23, a distance of 215 feet; Thence North along a line which is 215 feet West of (Measured at Right Angles to) Parallel with the said East Line of the West 1/2 of the North East 1/4 of Section 23, a distance of 1429.65 feet to an angle point: Thence northeasterly along a straight line a distance of 1231.23 feet to a point on the north line of said west 1/2 of the northeast 1/4 of Section 23 which point is 148.81 feet west of the point of beginning, thence east along said north line of the west 1/2 of the north east 1/4 to the point of beginning.

P. n # 27-23-200-003
H.W.

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2025-05-07

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EXHIBIT "B"
TO THAT WARRANTY DEED MADE BY
MARY ANN KIRN, COLLIN W. GRAY, JAMES F. GRAY (GRANTORS)
AND
CLEARVIEW CONSTRUCTION CORPORATION, (GRANTEE)

PERMITTED EXCEPTIONS

1. General taxes for the year 1985 and subsequent years;
2. Rights of way for drainage tile, drainage ditches, feeders and laterals;
3. Building and zoning laws and ordinances;
4. Grant of Easement dated July 20, 1978, and recorded September 27, 1978, as Document 24646033 to the Village of Tinley Park, a municipal corporation, granting a permanent easement to construct main and repair a storm sewer over and under and across the East 10 feet (except the North 600 feet thereof) of the West 50 feet of the West 1/2 of the Northeast 1/4 of Section 23, Township 36 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois
5. Dedication recorded May 26, 1931, as Document 1090312 of a portion of the land for public highways. (Affects that part falling in 84th Avenue as occupied.)
6. Grant of Perpetual Right and Easement as created instrument dated July 12, 1972, and recorded August 7, 1972 as Document 22004557 to Citizens Utilities Company of Illinois, an Illinois corporation, over and across the following:
 - A. The North 20 feet of the South 735 feet of the West 60 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 aforesaid.
 - B. East 10 feet of the West 60 feet (except the South 735 feet and except that part following within the Right-of-Way of 159th Street) of the West 1/2 of the Northeast 1/4 aforesaid.

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2025/05/08