

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

UNOFFICIAL COPY

86335108

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

THEODORE NICOLAI and ANDREA NICOLAI, his wife

of the City of Elgin County of Cook State of Illinois for and in consideration of Ten and no/100

& other good & valuable consideration in hand paid, <sup>DOLLARS Receipt</sup>

CONVEY and WARRANT to F. ROGER M. COMINS and CYNTHIA COMINS, his wife  
608 Bluff City Blvd., Elgin, IL

(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 REVERSE SIDE FOR LEGAL DESCRIPTION)

Subject to general Real Estate Property Taxes for 1986 and subsequent years and to covenants, easements, and restrictions of record as heretofore recorded against the premises.

Commonly Known As: Lot on Sherwood Road, Elgin, IL

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 25th day of July 1986

*Theodore Nicolai* (SEAL) *Andrea Nicolai* (SEAL)  
THEODORE NICOLAI ANDREA NICOLAI

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) (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 THEODORE NICOLAI and ANDREA NICOLAI, 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 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 5th day of August 1986

Commission expires February 16 1987 *Florence S. Urban* NOTARY PUBLIC

This instrument was prepared by Lester N. Arnold 1409 Wright Blvd., Schaumburg, IL (NAME AND ADDRESS)

MAIL TO: { Roger M. Comins (Name)  
608 Bluff City Blvd. (Address)  
Elgin, Ill. 60120 (City, State and Zip)

ADDRESS OF PROPERTY: Lot on Sherwood Elgin, IL

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

SEND SUBSEQUENT TAX BILLS TO: Roger M. Comins

OR RECORDER'S OFFICE BOX NO.

Bluff City Blvd. Elgin, Ill. 60120 (Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

86335108

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GEORGE E. COLE  
LEGAL FORMS

Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

DEPT-01 RECORDING \$11.25  
T#3333 TRAN 0910 08/05/86 12:43:00  
#1615 #A \*86-335108  
COOK COUNTY RECORDER

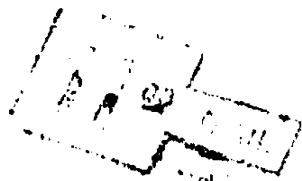
THE SOUTHWESTERLY 495.4 FEET, AS MEASURED ALONG THE NORTHWESTERLY LINE THEREOF AND PERPENDICULAR THERETO OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH EAST 1/4 OF SECTION 20 AND THAT PART OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 1/2, 574.2 FEET; THENCE SOUTH 70 DEGREES 30 MINUTES EAST, 56.1 FEET; THENCE SOUTH 55 DEGREES 00 MINUTES WEST, 698.3 FEET; THENCE SOUTH 85 DEGREES 30 MINUTES WEST, 1056.0 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 1012.8 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 35 MINUTES WEST 1009.37 FEET, THENCE NORTH 48 DEGREES 02 MINUTES WEST, 35.6 FEET; THENCE SOUTH 86 DEGREES 06 MINUTES WEST, 141.8 FEET; THENCE NORTH 31 DEGREES 35 MINUTES EAST, 1107.8 FEET, TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 151.69 FEET, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number: 06-20-403-019 and 06-21-102-013

86335108

Cook County  
REAL ESTATE TRANSACTION TAX  
\$ 16.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\$ 16.00  
AUG-0808 DEPT. OF REVENUE



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