

WARRANTY DEED

Form 746-T - Perfection Legal Forms & Printing Co., Rockford, IL 61103

THIS INDENTURE WITNESSETH, That the Grantor
DONALD W. STURNER AND CLOETTE B. STURNER, his
wife
of the City of Hoffman Estates
in the County of
Cook
and State of Illinois
for and in consideration of the sum of One Dollar and other
good and valuable considerations, the receipt of which is
hereby acknowledged, CONVEY and WARRANT to
HART E. NIEDZWIESKI AND KAREN NIEDZWIESKI
whose address is 13104 W. Manor Blvd., Burnsville, MN 55337

not as tenants in common, but as joint tenants, the following described real estate, to-wit:

Legal Description attached hereto and made a part hereof as Exhibit A.

Subject to covenants, easements, and restrictions of record; and taxes for the year

Permanent Index No.: 01-08-300-098-0000

SUBJECT TO DECLARATION OF EASEMENTS, RESTRICTIONS, AND EASEMENTS BY GRANTOR, DATED
NOVEMBER 13, 1984 AND RECORDED NOVEMBER 14, 1984 AS DOCUMENT
27356477

GRANTOR GRANTS TO THE GRANTEE THEIR HEIRS AND ASSIGNS, AS
EASEMENTS APPURTANT TO THE PREMISES HEREBY CONVEYED THE
EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE
OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED.
GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS
EASEMENTS APPURTANT TO THE REMAINING PARCELS DESCRIBED IN SAID
DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF THE
SAID REMAINING PARCELS DESCRIBED BY SAID DECLARATION AND THIS
CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE
GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANTS AND MORTGAGES
OF SAID REMAINING PARCELS TO ANY OF THEM, AND THE PARTIES HERETO
FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO
BE BOUND BY THE COVENANTS AND AGREEMENT IS SAID DOCUMENT'S SET
FORTH AS COVENANTS RUNNING WITH THE LAND.

situated in
Cook
County, Illinois, hereby releasing and waiving all rights
under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29TH day of October 1987

Donald W. Sturner
Cloette B. Sturner

STATE OF ILLINOIS

KANE COUNTY

I, the undersigned, a Notary Public, in and for said County and
State aforesaid, DO HEREBY CERTIFY THAT
Donald W. Sturner and Cloette B. Sturner, his wife
personally known to me to be the same persons
whose name s were
subscribed to the foregoing instrument, as
having executed the same, appeared before me this day in person and acknowledged that they
delivered the said instrument as their
free and voluntary act for the uses and purposes therein set forth, including
the release and waiving of the right of homestead.
Given under my Notary Public Seal this
29TH day of October 1987

My Commission Expires 2/20/91
Notary Public, State of Illinois
Kenneth L. Kaergard

Return this document to: Mr. Ed Shapiro, Attorney at Law
7 W. Schaumburg Road, Suite 202
Schaumburg, IL 60194

This instrument was prepared by: C. Kenneth Blood, Attorney at Law
Whose address is: 200 West River Drive, Suite 7, Charles, IL 60174

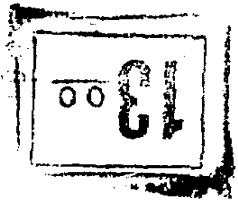
BOX 333 - GG

UNOFFICIAL COPY

Address of Property: 1350 Lake Bluff Ct Hoffman Estates, IL 60194

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 17 '87
PA 10686
1 4 9 0 8 1

COOK COUNTY
REAL ESTATE TRANSACTION TAX
RECEIVED
STAMP
DEC-7-87
82.50



87645930

Fee 83060 7
7-43-123 84

UNOFFICIAL COPY

THE COMMISSIONER OF THE STATE
NOTARY Public, State of Illinois
Kenneth E. Koenig
OFFICIAL SEAL

Property of Cook County Clerk's Office

87645930

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1997 DEC -7 PM 1:09

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DOCUMENT 27336477, AND ANY AMENDMENTS THERETO.

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY TRUSTEE'S DEED FROM LYON SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 23, 1983 AND KNOWN AS TRUST NUMBER 200 TO DONALD M. STURNER AND CLOETTE B. STURNER, RECORDED JUNE 21, 1985 AS DOCUMENT 85085740 FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT 'A' ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 14, 1984 AS

PARCEL 2:

IN POPLAR CREEK CLUB HOMES, UNIT 2, BEING A SUBDIVISION IN PART OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1985 AS DOCUMENT 85019087, IN COOK COUNTY, ILLINOIS

THAT PART OF LOT 14 OF POPLAR CREEK CLUB HOMES, UNIT 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 14; THENCE SOUTH 37 DEGREES 31 MINUTES 03 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 14, 2.77 FEET; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST, 14.79 FEET TO AN EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR THE POINT OF BEGINNING; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 11.68 FEET; THENCE NORTH 7 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 2.83 FEET; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 9.10 FEET; THENCE SOUTH 81 DEGREES 23 MINUTES 31 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 13.13 FEET; THENCE NORTH 7 DEGREES 40 MINUTES 59 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 5.22 FEET; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 21.30 FEET; THENCE NORTH 37 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 37.65 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1735 AND 1733; THENCE SOUTH 52 DEGREES 31 MINUTES 15 SECONDS WEST ALONG THE CENTERLINE OF SAID COMMON WALL, 48.07 FEET TO A POINT OF INTERSECTION WITH A SOUTHWESTERLY EXTERIOR SURFACE OF SAID FOUNDATION EXTENDED NORTHWESTERLY; THENCE SOUTH 37 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION EXTENDED NORTHWESTERLY, 0.51 FEET TO AN EXTERIOR SURFACE OF SAID FOUNDATION; THENCE SOUTH 52 DEGREES 31 MINUTES 15 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 9.82 FEET; THENCE NORTH 37 DEGREES 28 MINUTES 45 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 15.79 FEET; THENCE SOUTH 52 DEGREES 31 MINUTES 15 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 1.68 FEET; THENCE NORTH 37 DEGREES 28 MINUTES 45 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 6.00 FEET; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 1.68 FEET; THENCE NORTH 37 DEGREES 28 MINUTES 45 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 15.04 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

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