

71-08-422-23

UNOFFICIAL COPY

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WARRANTY DEED

Statutory (ILLINOIS)

(Individual to Individual)
3326-21

(The Above Space For Recorder's Use Only)

THE GRANTOR JOHN W. HOFELDT and MARION R. HOFELDT, his wife

of the Village of Glenwood County of Cook State of Illinois
for and in consideration of Ten (\$10.00) ----- DOLLARS,
in hand paid,

CONVEY and WARRANT to ANN F. MCPHERSON
(NAME AND ADDRESS OF GRANTEE)

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

COOK COUNTY, ILLINOIS
INDEXED FOR RECORD

1987 APR 16 PM 2:56

87203472

12.00

Permanent Tax No. 29-33-301-038-1029

SEE EXHIBIT A/C

ATTACHED HERETO AND MADE A PART HEREOF

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

DATED this 10th day of April 1987

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
John W. Hofeldt (Seal) _____ (Seal)
Marion R. Hofeldt (Seal) _____ (Seal)
JOHN W. HOFELDT
MARION R. HOFELDT

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 JOHN W. HOFELDT and MARION R. HOFELDT

personally known to me to be the same person S whose name S 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 10th day of April 1987

Commission expires January 4 1989 Betty M. Schmidt NOTARY PUBLIC

This instrument was prepared by JOSEPH A. GREAR (NAME AND ADDRESS)

MAIL TO: Joseph A. Grear
55 E. Monroe St., Suite 3614
Chicago, Illinois 60603

OR RECORDER'S OFFICE BOX NO. 72

ADDRESS OF PROPERTY:
Unit 213, 900 Sunset Drive
Glenwood, IL 60425
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Ann F. McPherson
Unit 213, 900 Sunset Drive
Glenwood, IL 60425

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
APR 15 1987
2587203472
DOCUMENT NUMBER
4125

TH

UNOFFICIAL COPY

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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UNIT 213, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

A TRACT OF LAND COMPRISING PART OF THE SOUTH 1039.40 FEET OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BEING BEGINNING AT A POINT ON A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 33, SAID PERPENDICULAR LINE PASSING THROUGH A POINT ON SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 525 FEET EAST OF THE SOUTH WEST CORNER OF SAID SECTION, SAID POINT OF BEGINNING BEING 564.40 FEET NORTH OF SAID SOUTH LINE OF SECTION 33; AND RUNNING THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 53 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 46 DEGREES 0 MINUTES WITH EXTENSION OF SAID PERPENDICULAR LINE, A DISTANCE OF 223 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 50 DEGREES 10 MINUTES WITH EXTENSION OF LAST DESCRIBED COURSE, A DISTANCE OF 143.07 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 915 FEET NORTH OF SAID SOUTH LINE OF SECTION 33; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 40 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE OF SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 124.40 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 1039.40 FEET OF THE SOUTH WEST 1/4 OF SECTION 33, SAID POINT BEING 338 FEET EAST OF THE WEST LINE OF SAID SECTION 33; THENCE EAST ALONG SAID NORTH LINE OF SOUTH 1039.40 FEET, A DISTANCE OF 700 FEET TO THE WEST LINE OF GLENWOOD MANOR UNIT NO. 10; THENCE SOUTH ALONG SAID WEST LINE OF GLENWOOD MANOR UNIT NO. 10, AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 35 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 200 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 82 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 59 DEGREES 0 MINUTES WITH EXTENSION OF LAST DESCRIBED COURSE, A DISTANCE OF 140 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 65 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 38 DEGREES 0 MINUTES WITH EXTENSION OF LAST DESCRIBED COURSE, A DISTANCE OF 235.90 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 15.77 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 35 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 564.40 FEET NORTH OF SAID SOUTH LINE OF SECTION 33; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY GLENWOOD FARMS, INC., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 21987775; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

21987775

R.J. 482.5

ALSO

A 25 FOOT EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DECLARATION OF A CORPORATION OF ILLINOIS FOR GLENWOOD MANOR NO. 1 AND RECORDED FEBRUARY 5, 1970 AS DOCUMENT 21074998 OVER THE EAST 25 FEET OF THE WEST 48 FEET OF THAT TRACT OF LAND AS DELINEATED AND SET FORTH IN THE AFORESAID DECLARATION AND SURVEY ATTACHED THERETO, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED MARCH 1, 1972 AND RECORDED JULY 25, 1972 AS DOCUMENT 21987775 MADE BY GLENWOOD FARMS INC., BY DEED FROM GLENWOOD FARMS TO HOFELDT DATED DECEMBER 22, 1972 AND RECORDED JANUARY 2, 1973 AS DOCUMENT 22173551 FOR INGRESS AND EGRESS