

UNOFFICIAL COPY 88494651

WARRANTY DEED

COOK COUNTY ILLINOIS
FILED FOR RECORD

Statutory (ILLINOIS)

1988 OCT 27 AM 10:47

88494651

(Individual to Corporation)

(The Above Space For Recorder's Use Only)

COOK
CC. NO. 016

161672



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
125.25

125.25

C.F.S.



94017

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP OCT 27 88
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THE GRANTOR WILBUR SCHRAMM and CORA F. SCHRAMM, individually, as husband and wife, and as joint tenants,

of the City of Elgin County of Cook State of Illinois
for and in consideration of _____ DOLLARS,
in hand paid,

CONVEY and WARRANT to U.S. SHELTER, INC.
400 Park Boulevard West, Itasca, IL 60143

a corporation created and existing under and by virtue of the Laws of the State of Illinois
having its principal office in the Village of Itasca and
State of Illinois the following described Real Estate situated in the County of
Cook in the State of Illinois, to wit:

(SEE ATTACHED FOR LEGAL DESCRIPTION)

P.I.N. 06-17-300-001-0000 and 06-18-400-012-0000

Subject to taxes for 1988 and subsequent years; rights of way for, drainage tiles
ditches, feeders, and laterals; ~~rights of the public, the municipality and the~~
~~State of Illinois to that part of the land falling in Bode Road; lease with~~
~~Alan Crisnow; rights of the State of Illinois, municipality and the public in and~~
to that part of the land falling in the bed of the creek running across the land
and also rights of the property owners in and to the free and unobstructed flow
of the waters of said creek; ~~and pipeline easements and standard printed~~
Schedule B objections contained in the Chicago Title Insurance Company title
commitment #71 39 344.

15.00

ADDRESS BODE RD + POPLAR CREEK DRIVE, ELGIN

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

DATED this 26th day of OCTOBER 1988

PLEASE PRINT OR TYPE NAME(S) BELOW
SIGNATURE(S)
Wilbur Schramm (SEAL) Cora F. Schramm (SEAL)
by Cora F. Schramm
WILBUR SCHRAMM CORA F. SCHRAMM

Ethel M. Gardner (SEAL) WITNESS
Sherrie J. Robotham (SEAL) WITNESS
Ethel M. Gardner WITNESS
Sherrie J. Robotham WITNESS

State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that WILBUR SCHRAMM
and CORA F. SCHRAMM, individually, as husband and wife, and
as joint tenants, are
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 26th day of October 1988

Commission expires April 20 1990 Richard J. Traub NOTARY PUBLIC

Richard J. Traub
Attorney Randle E. Johnson
Pederson & Associates, P.C.
180 N. LaSalle St., Sk. 3400
Chicago, IL 60601
Elgin, Illinois 60121
(City, State and Zip)

ADDRESS OF PROPERTY:
Elgin, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
U.S. Shelter, Inc.
400 Park Boulevard West
Itasca, Illinois 60143

88494651
DOCUMENT NUMBER

713934402

RECORDER'S OFFICE BOX NO. 68

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WARRANTY DEED
Individual to Corporation

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

State of Illinois
County of Kane

I, Janice M. Fannell, a Notary Public in and for said county and state, do hereby certify that Ethel M. Gardner and Sherrie J. Robotham personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me in person, and acknowledged that they signed and delivered said instrument for the sole purpose of witness of Wilbur Schramm's signature

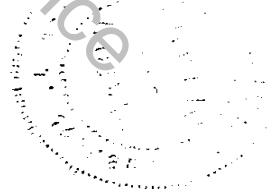
Given under my hand and official seal, this 26th day of October, 1988.

My commission expires:

10/17/89

Janice M. Fannell
Notary Public

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COMMENCING AT THE NORTH EAST CORNER OF THE SOUTH EAST 1/4 OF SECTION 18 IN TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 88 1/2 DEGREES WEST ALONG

PARCEL 3:
THAT PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS:

COOK COUNTY, ILLINOIS
(990.08 FEET MEASURED) TO THE PLACE OF BEGINNING, BEING SITUATED IN SECOND EAST MEASURED) ALONG SAID EAST LINE, A DISTANCE OF 982.85 FEET DEGREES 04 MINUTES 10 SECONDS WEST (NORTH 01 DEGREES 09 MINUTES 58 MEASURED) TO THE EAST LINE OF SECTION 18 AFORESAID; THENCE NORTH 00 SECONDS EAST MEASURED), A DISTANCE OF 472.41 FEET (452.37 FEET DEGREES 31 MINUTES 45 SECONDS EAST (NORTH 88 DEGREES 45 MINUTES 00 CURVE, A DISTANCE OF 4.11 FEET (9.37 FEET MEASURED); THENCE NORTH 88 WEST ALONG SAID EASTERLY LINE AND BEING TANGENT TO THE LAST DESCRIBED DISTANCE OF 293.94 FEET; THENCE SOUTH 26 DEGREES 39 MINUTES 15 SECONDS OF 598.19 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A ALONG SAID EASTERLY LINE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS LINE, A DISTANCE OF 696.52 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY DEDICATED; THENCE SOUTH 01 DEGREES 30 MINUTES EAST ALONG SAID EASTERLY DISTANCE OF 423.80 FEET TO THE EASTERLY LINE OF POPLAR DRIVE AS DEGREES 30 MINUTES WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A CORNER OF THE SOUTH EAST 1/4 OF SAID SECTION 18; THENCE SOUTH 88 PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST THAT PART OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD

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PARCEL 2:
PLACE OF BEGINNING, BEING SITUATED IN COOK COUNTY, ILLINOIS TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 696.52 FEET TO THE DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE, BEING LAST DESCRIBED COURSE, A DISTANCE OF 264.46 FEET; THENCE NORTH 01 TO THE LEFT HAVING A RADIUS OF 538.19 FEET AND BEING TANGENT TO THE MEASURED; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE BEING A CURVE ALONG SAID WESTERLY LINE, A DISTANCE OF 36.18 FEET (41.14 FEET 15 SECONDS EAST (NORTH 26 DEGREES 39 MINUTES 15 SECONDS EAST MEASURED) WESTERLY LINE OF POPLAR CREEK DRIVE; THENCE NORTH 26 DEGREES 39 MINUTES MEASURED) A DISTANCE OF 356.32 FEET (352.83 FEET MEASURED) TO THE MINUTES 45 SECONDS EAST (NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST OF 1023.42 FEET (1025.85 FEET MEASURED); THENCE NORTH 88 DEGREES 31 (SOUTH 14 DEGREES 41 MINUTES 01 SECONDS WEST MEASURED) FOR A DISTANCE CORNER OF SAID SOUTH EAST 1/4; THENCE SOUTH 14 DEGREES 49 MINUTES WEST 150.00 FEET TO A POINT THAT IS 2039.60 FEET EAST OF THE NORTH WEST DEGREES 30 MINUTES WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF DEDICATED FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 88 DISTANCE OF 483.80 FEET TO THE WESTERLY LINE OF POPLAR CREEK DRIVE AS DEGREES 30 MINUTES WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A CORNER OF THE SOUTH EAST 1/4 OF SAID SECTION 18; THENCE SOUTH 88 PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST THAT PART OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD

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THE QUARTER SECTION LINE OF SAID SECTION 18, A DISTANCE OF 11.97 CHAINS, MORE OR LESS, TO A POINT 1891.6 FEET EAST OF THE NORTH WEST CORNER OF THE SOUTH EAST 1/4 OF SAID SECTION 18, BEING THE EAST LINE OF LAND FORMERLY OWNED BY PETER BURRITT; THENCE ALONG THE EAST LINE OF SAID BURRITT TRACT SOUTH 14 1/4 DEGREES WEST 15.53 CHAINS; THENCE NORTH 88 1/2 DEGREES EAST PARALLEL WITH THE QUARTER SECTION LINE OF SAID SECTION 18, A DISTANCE OF 15.86 CHAINS TO THE SECTION LINE BETWEEN SECTIONS 18 AND 17 FOR THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE ON THE SAME COURSE NORTH 88 1/2 DEGREES EAST 5.84 CHAINS; THENCE SOUTH 3 1/4 DEGREES WEST 8.73 CHAINS TO THE NORTH LINE OF LANDS FORMERLY BELONGING TO EDWARD C. LOVELL ESTATE; THENCE ALONG THE NORTH LINE OF THE LOVELL ESTATE LANDS, NORTH 64 1/2 DEGREES EAST 3.45 CHAINS; THENCE NORTH 3 1/4 DEGREES EAST 9.60 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 17, A DISTANCE OF 2.74 CHAINS; THENCE NORTH 13.08 CHAINS TO THE NORTH LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 17; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH WEST 1/4 11.58 CHAINS TO THE NORTH WEST CORNER OF THE SOUTH WEST 1/4 OF SAID SECTION 17; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 17 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 185.47 FEET OF THE WEST 271.55 FEET OF THE NORTH 235 FEET OF SAID SOUTH WEST 1/4 OF SECTION 17, ALL IN COOK COUNTY, ILLINOIS.

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10/10/2012

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PLAT ACT AFFIDAVIT

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Cora F. ~~WELSER~~ SCHRAMM, being duly sworn on oath, states that he resides at R.R. 1, Box 346, Elgin, Illinois 60120, and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: (CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED OR LEASE.)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes 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.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

+ Cora F. Schramm
Cora F. ~~WELSER~~ Schramm

Subscribed and Sworn to before me

this 26th day of October, 19 88.

[Signature]
Notary Public

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