GEORGE E. COLE®
LEGAL FORMS

FORM NO. 221
February, 1985

UNOFFICIAL COPY

3 8 5 4 2 0 0 0

WARRANTY DEED
Joint Tenancy for Illinois

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.

88542000

DEPT-01 $13.25
T#4444 TRAN 3818 11/23/88 15:28:00
#4910 # C *-88-542000
COOK COUNTY RECORDER

Above Space For Recorder's Use Only.

THIS INDENTURE, Made this 15th day of November, 19 88 between AUBREY M. NEVILLE and HELEN M. NEVILLE, his wife,
of the City of Elgin in the County of Kane and State of Illinois parties of the first part, and ANDREW D. DANIELSON and DONNA J. DANIELSON, 35W230 Frontenac Drive, West Dundee, IL 60118
(NAME AND ADDRESS OF GRANTEES)
parties of the second part, WITNESSETH, That the parties of the first part, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to the parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

Subject to: Covenants, conditions, easements and restrictions of record; and General real estate taxes for 1988 and subsequent years.

88542000

88542000

13 00 MAIL

situated in the County of Kane, in the State of Illinois, 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 the above granted premises unto the parties of the second part forever, not in tenancy in common, but in joint tenancy.

Permanent Real Estate Index Number(s): 06-19-101-038 and 06-19-101-026

Address(es) of Real Estate: 366 Willard Avenue, Elgin, IL 60120

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand and seal the day and year first above written.

Aubrey M. Neville (SEAL)
Aubrey M. Neville

X Helen M. Neville (SEAL)
Helen M. Neville

(SEAL)

(SEAL)

Please print or type name(s) below signature(s)

This instrument was prepared by Diana S. Larson, 80 Fountain Square Plaza, Elgin, IL 60120
(NAME AND ADDRESS)

Send subsequent tax bills to Andrew D. and Donna J. Danielson, 35W230 Frontenac Drive, West Dundee, IL 60118
(NAME AND ADDRESS)

3 8 5 4 2 0 0 0

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 Aubrey M. Neville and Helen M. Neville, his wife,

personally known to me to be the same persons whose names 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 15th day of November, 1988.

OFFICIAL SEAL
DIANA S. LARSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug. 3, 1990

Diana S. Larson
Notary Public

Commission Expires 8/3/90

LEGAL DESCRIPTION:

PARCEL ONE:
That part of Lots 6, 7, 16 and 17 of Gerlings Resubdivision of Lots 1 to 12, both inclusive, in Block 3 and the North 1/2 of abandoned Villa Street adjoining said Block 3 in Hawkins and Sowers Addition to City of Elgin, being a part of the North West 1/4 of the North West 1/4 of Section 19, Township 41 North, Range 9 East of the Third Prncipal Meridian described as follows: Beginning at a point in the East line of said Lot 7 at a point 50.0 feet North of the South East corner thereof; thence Westerly 263.9 feet to a point in the West line of said lot 16 which is 16.1 feet North of the South West corner of said Lot 16; thence North along the West lines of Lots 16 and 17, 50.0 feet; thence Easterly 263.9 feet to a point in the East line of said Lot 6 which is 50.0 feet North of the point of beginning; thence South along the East lines of Lots 6 and 7, 50.0 feet to the point of beginning in Cook County, Illinois.

PARCEL TWO:
Easements appurtenant to and for the benefit of Parcel 1 as created by deed and recorded September 11, 1985 as Document 85184947 for ingress and egress over and across the following land:
That part of Lot 7 in Gerling's Resubdivision, described as follows: Beginning at a point on the East line of said Lot 7 which is 51.59 feet North of the South East corner of Lot 8 in said Gerling's Resubdivision; thence, North, along the East line of said Lot 7, a distance of 3.41 feet; thence Westerly, to a point on the West line of said Lot 7 which is 60.6 feet North of the South West corner of Lot 8, aforesaid; thence South, along the West line of said Lot 7, a distance of 3.92 feet; thence Easterly to the place of beginning, in the City of Elgin, in Cook County, Illinois.

88542000

Warranty Deed
JOINT TENANCY FOR ILLINOIS

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

3 8 5 4 2 0 0 0

ELEANOR D. JUNGELS - RECORDER OF KANE COUNTY

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

Aubrey M. Neville, being duly sworn on oath, states that he resides at 1176 Duncan Avenue, Elgin, IL 60120. 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:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract have not been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Aubrey M. Neville

Aubrey M. Neville

SUBSCRIBED and SWORN to before me this 15th day of November A.D., 1988

Diana S. Larson

Notary Public

OFFICIAL SEAL
DIANA S. LARSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/15/89

3854200

88542000