

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

THIS INDENTURE, Made this 29th day of December 1989, between HOLLIS A. GRIFFIN fka HOLLIS A. SHOOK and DANIEL E. GRIFFIN, her husband of the City of Crystal Lake in the County of McHenry and State of Illinois parties of the first part, and KATHRYN L. JOHNSON, a femme sole and ERIC FREDENBURG, a bachelor 1770 Sessions Walk, Hoffman Estates, IL 60195 (NAME AND ADDRESS OF GRANTEE'S) 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 Dollars and

VILLAGE OF HOFFMAN ESTATES
REAL ESTATE TRANSFER TAX
2290 / 59.00

Above Space For Recorder's Use Only.

in hand paid, convey and warrant to the parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit:

Unit Address No. 1770 Sessions Walk, and the right to exclusive use and possession as a limited common element of Carport Parking Space No. NONE in Hilldale Condominium as delineated on the Survey of the following: That part of the West Half of Section 8, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, bounded by a line, described as follows: Commencing at a point on the North Easterly line of relocated Higgins Road as dedicated according to Document Number 12647606, 371.64 feet (as measured along the North Easterly line of Higgins Road aforesaid) North Westerly of the point of intersection of said North Easterly line of Higgins Road with the East line of the Southwest Quarter of said Section 8, said point being also the intersection of the North Easterly line of relocated Higgins Road, aforesaid, and the center line of that easement known as Huntington Boulevard, as described in the Declaration and Grant of Easement recorded May 8, 1970 as Document Number 21154392, thence North and West along the center line of said easement, being a curved line convex to the North East and having a radius of 300.00 feet, a distance of 219.027 feet, arc measure, to a point of tangent; thence North 51 degrees 36 minutes 05 seconds West, 100.00 feet to a point of curve; thence North and West along a curved line convex to the South West and having a radius of 300.00 feet, a distance of 297.208 feet, arc measure to a point of tangent; thence continuing along the center line of said easement North 05 degrees 09 minutes 40 seconds East, 542.183 feet; thence leaving the center line of said easement for Huntington Boulevard, North 84 degrees 50 minutes 20 seconds West, 786.90 feet; thence South 05 degrees 09 minutes 40 seconds West, 215.0 feet; thence North 84 degrees 50 minutes 20 seconds West, 195.33 feet to a point on a line described as running from a point on the South line of the West Half of the Northwest Quarter of said Section 8, which is 306.65 feet West of the South East corner thereof, and running Northerly 1564.77 feet to a point which is 444.55 feet West, as measured at right angles, of the East line of the West Half of the Northwest Quarter of Section 8, aforesaid; thence South along the last described line of said line extended South, 581.775 feet to a point on the North Easterly line of relocated Higgins Road, as aforesaid; thence South 74 degrees 41 minutes 56 seconds East along the North Easterly line of said road, 1295.00 feet to the point of commencement (except that part falling in Huntington Boulevard as described in Declaration and Grant of Easement recorded May 8, 1970 as Document Number 21154392, all in Cook County, Illinois; which survey is attached to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Hilldale Condominium Association made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated November 30, 1978 and known as Trust No. 45354, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25211897; together with its undivided percentage interest in the Common Elements, all in Cook County, Illinois.

Permanent Property Index No. 07-08-101-019-1192

situated in the County of COOK 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.

Subject to Terms, provisions, covenants, conditions, & options, rights and easements of record in Declaration of Condominium; to Declaration of Grant of Easement of record; to conditions, restrictions of record if any; to limitations and conditions as imposed by the "Illinois Condominium Property Act"; and to real estate taxes for 1989 and subsequent years.

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

Hollis A. Griffin fka Hollis A. Shook (SEAL)

Daniel E. Griffin (SEAL)

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

[Handwritten signatures]

This instrument was prepared by H. David Rogers, 50 Virginia Street, Crystal Lake, IL 60014 (NAME AND ADDRESS)

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162191

1300

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UNOFFICIAL COPY

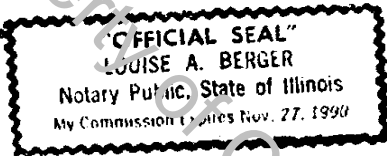
STATE OF ILLINOIS)
COUNTY OF McHENRY) ss.

I, Louise A. Berger, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HOLLIS A. GRIFFIN fka HOLLIS A. SHOOK and DANIEL E. GRIFFIN, her husband

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 29th day of December, 19 89.

(Impress Seal Here)



Louise A. Berger
Notary Public

Commission Expires

90016873

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN-890 DEPT. OF REVENUE
59.00
781807
910 33408
J98C

29 50
JAN 19 1990

Box _____

Warranty Deed

JOINT TENANCY FOR ILLINOIS

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS