

NO. 440  
February, 1985  
**UNOFFICIAL COPY**  
DEED, EXECUTOR'S  
(ILLINOIS)

91594434

CAUTION: This instrument is subject to the provisions of the Illinois Uniform Gifts to Minors Act, which may require the filing of a separate instrument to effect the transfer of property to a minor. It is recommended that you consult with an attorney regarding the requirements of this Act for a particular purpose.

The grantor **VIOLA M. EGGER,**  
as executor of the will of **MARVIN E. EGGER,**  
deceased,  
by virtue of letters testamentary issued to her by the  
Circuit Court of Kane County, State of  
Illinois, and in exercise of the power of sale granted to  
her in and by said will and in pursuance of every other  
power and authority her enabling, and in consideration of  
the sum of **TEN AND 00/100-----**

RECORDED  
INDEXED  
FEB 13 1991 10:12 AM  
\*91-594434  
COOK COUNTY RECORDER

Dollars, receipt whereof is hereby acknowledged, does hereby  
quit claim and convey unto **VIOLA M. EGGER,** a  
widow and not since remarried,  
40W862 Chippewa Pass, Elgin,  
Illinois 60123

(The Above Space For Recorder's Use Only)

the following described real estate situated in the County of **Cook**, in the State of ILLINOIS, to  
wit

See Attached Legal Description.

Except under provisions of Paragraph e, Section 4,  
Real Estate Transfer Act.

November 4, 1991  
Date

*Frederick J. Steffen*  
Buyer, Seller Representative

91594434

Permanent Real Estate Index Number(s) **06-06-200-011, 06-06-200-021, and**  
**06-07-201-002**  
Address(es) of real estate: **Vacant Land, Shoe Factory Road, Elgin, Cook**  
**County, Illinois**

Dated this **4th** day of **November**, 19**91**

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

*VIOLA M. EGGER* (SEAL)  
As executor as aforesaid  
**VIOLA M. EGGER, Executor**  
*VIOLA M. EGGER* (SEAL)  
As executor as aforesaid

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 **VIOLA M. EGGER, Executor of**  
**the Estate of Marvin E. Egger, Deceased,**

personally known to me to be the same person whose name is subscribed  
to the foregoing instrument, appeared before me this day in person, and  
acknowledged that she signed, sealed and delivered the said instrument as  
her free and voluntary act as such executor for the uses and purposes  
therein set forth.

Given under my hand and official seal, this **4th** day of **November**, 19**91**

Commission expires **NOV 23 1994**  
*Frederick J. Steffen*  
NOTARY PUBLIC

This instrument was prepared by **Frederick J. Steffen, 17 Douglas Avenue,**  
**Elgin, IL 60120** NAME AND ADDRESS

Frederick J. Steffen  
17 Douglas Avenue  
Elgin, IL 60120

SEND THESE ENTRIES TO:  
Viola M. Egger  
40W862 Chippewa Pass  
Elgin, IL 60123

WHEN RIDERS OR REVENUE STAMPS HERE

91594434

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UNOFFICIAL COPY

**Executor's Deed**

TO

GEORGE E. COLE,  
LEGAL FORMS

Property of Cook County Clerk's Office

91891434

## UNOFFICIAL COPY

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## PARCEL 1:

THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 6 AND THE NORTH EAST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS COMMENCING AT THE SOUTH EAST CORNER OF SAID FRACTIONAL SECTION 7; THENCE NORTH 0 DEGREES 46 MINUTES EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 7, 4046.9 FEET TO A POINT IN THE CENTER LINE OF THE HIGHWAY, SAID POINT BEING SOUTH 0 DEGREES 46 MINUTES WEST (17.24 CHAINS) 1137.84 FEET FROM THE NORTH EAST CORNER OF SAID FRACTIONAL SECTION 7; THENCE NORTH 99 DEGREES 38 MINUTES WEST ALONG SAID CENTER LINE 490.8 FEET; THENCE NORTH 89 DEGREES 36 MINUTES WEST ALONG SAID CENTER LINE 3.0 FEET FOR A POINT OF BEGINNING, THENCE NORTH 89 DEGREES 36 MINUTES WEST ALONG SAID CENTER LINE 282.5 FEET; THENCE NORTH 2 DEGREES 42 MINUTES EAST 3,828.0 FEET TO A POINT IN THE NORTH LINE OF SAID FRACTIONAL SECTION 6; THENCE SOUTH 89 DEGREES 30 MINUTES EAST ALONG SAID NORTH LINE 207.6 FEET TO A POINT NORTH 89 DEGREES 30 MINUTES WEST 444.0 FEET FROM THE NORTH WEST CORNER OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN THENCE SOUTH 1 DEGREE 24 MINUTES WEST 3827.3 FEET TO THE POINT OF BEGINNING (EXCEPT THE FOLLOWING TWO PARCELS)

THAT PART OF SECTION 5, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTH EAST CORNER OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN THENCE SOUTHERLY ALONG THE EAST SECTION LINE, A DISTANCE OF 46.3 FEET TO A POINT; THENCE TURNING AN ANGLE RIGHT OF 91 DEGREES 06 MINUTES WITH SAID EAST SECTION LINE EXTENDED AND RUNNING WESTERLY, A DISTANCE OF 445 FEET TO A POINT OF BEGINNING THENCE CONTINUING ALONG LAST DESCRIBED LINE, A DISTANCE OF 208.0 FEET TO A POINT; THENCE TURNING AN ANGLE LEFT OF 87 DEGREES 14 MINUTES WITH LAST DESCRIBED LINE EXTENDED AND RUNNING SOUTHWESTERLY, A DISTANCE OF 250.6 FEET TO A POINT; THENCE TURNING AN ANGLE LEFT OF 92 DEGREES 46 MINUTES WITH LAST DESCRIBED LINE EXTENDED AND RUNNING EASTERLY, A DISTANCE OF 213.5 FEET TO A POINT; THENCE TURNING AN ANGLE LEFT OF 89 DEGREES 42 MINUTES WITH LAST DESCRIBED LINE EXTENDED AND RUNNING NORTHEASTERLY 250.4 FEET TO THE POINT OF BEGINNING ALSO EXCEPT

THAT PART OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 9 DESCRIBED AS FOLLOWS

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COMMENCING AT THE NORTH EAST CORNER OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST SECTION LINE, A DISTANCE OF 46.3 FEET TO A POINT; THENCE TURNING AN ANGLE RIGHT OF 91 DEGREES 06 MINUTES 00 SECONDS WITH SAID EAST SECTION LINE EXTENDED AND RUNNING WESTERLY A DISTANCE OF 653 FEET TO A POINT; THENCE TURNING AN ANGLE LEFT OF 87 DEGREES 14 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED AND RUNNING SOUTHWESTERLY A DISTANCE OF 250.6 FEET TO A POINT OF BEGINNING THENCE TURNING AN ANGLE LEFT OF 92 DEGREES 46 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED AND RUNNING EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY, A DISTANCE OF 213.5 FEET TO A POINT; THENCE TURNING AN ANGLE RIGHT OF 91 DEGREES 18 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED AND RUNNING SOUTHERLY A DISTANCE OF 82.52 FEET TO A POINT; THENCE TURNING AN ANGLE RIGHT OF 88 DEGREES 42 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED AND RUNNING WESTERLY, A DISTANCE OF 215.7 FEET TO A POINT; THENCE TURNING AN ANGLE RIGHT OF 92 DEGREES 46 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED AND RUNNING NORTHERLY A DISTANCE OF 82.6 FEET TO THE POINT OF BEGINNING

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## PARCEL 2:

LOT 1 OF L. CURCE FARM SUBDIVISION BEING A SUBDIVISION OF THE EAST 1/2 OF FRACTIONAL SECTION 6 AND THE NORTH EAST 1/4 OF FRACTIONAL SECTION 7; ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED DECEMBER 20, 1956 AS DOCUMENT 16785517, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF LOT 1; THENCE NORTH 01 DEGREES 24 MINUTES EAST ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 444.12 FEET THENCE SOUTH 89 DEGREES 40 MINUTES 43 SECONDS EAST PARALLEL WITH THE CENTER LINE OF SHOE FACTORY ROAD, A DISTANCE OF 273.08 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTH 0 DEGREES 14 MINUTES 21 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 151.09 FEET TO THE NORTH EAST CORNER OF LOT 2 IN L. CURCE FARM SUBDIVISION AFORESAID; THENCE NORTH 89 DEGREES 43 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 138.19 FEET TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH 03 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF LOT 2 AFORESAID, A DISTANCE OF 293.14 FEET TO THE SOUTH EAST CORNER OF LOT 1; THENCE NORTH 89 DEGREES 40 MINUTES 48 SECONDS WEST, A DISTANCE OF 129.71 FEET TO THE POINT OF BEGINNING AND ALSO EXCEPT THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DOCUMENT 16666866; AND ALSO EXCEPT THAT PART CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT 17304926. ALL IN COOK COUNTY, ILLINOIS.

PROPERTY OF Cook County Clerk's Office

91594104

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF KANE )

FREDERICK J. STEFFEN, being duly sworn on oath, states that he resides at 41W168 Creekview Drive, Elgin, Illinois. 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:

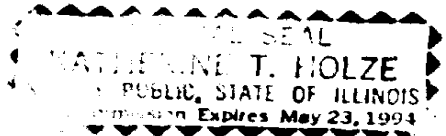
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 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 having 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.

Frederick J. Steffen  
Notary Public

SUBSCRIBED and SWORN to before me this 10th day of December A.D., 1991



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