

# UNOFFICIAL COPY

## WARRANTY DEED

91192364

50-26-05

THE GRANTOR, Franklin J. Kramer, a married person, of the Parsons, County of Decatur, State of Tennessee, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to Anton F. Engelmann and Laurel Engelmann, husband and wife, as joint tenants and not as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

That part of the East half of the South West quarter of Section 18, Township 41 North, Range 9, East of the Third Principal Meridian more particularly described as commencing on the North line of Chicago Street at a point 434 feet along said line South Easterly from a point on said line 33 feet Easterly and at right angles from the East line of Etnner's tract; thence North 11 degrees 26 minutes East parallel with said East line 264 feet, thence South 67 degrees 14 minutes East parallel with said street 96 feet, thence South 11 degrees 26 minutes West 264 feet to the North line of said street, thence North 67 degrees 14 minutes West on said Line 96 feet to the place of beginning.

Also commencing at the above described place of beginning, thence North 67 degrees 14 minutes West along said North line of Chicago Street 10 feet, thence Northerly on a line which will intersect the Westerly line of above described tract 132 feet Northerly from the place of beginning, thence Southerly to the place of beginning all in said land being in Lot 10 County Clerk's Subdivision of the South West quarter of Section 18, all in Cook County, Illinois.

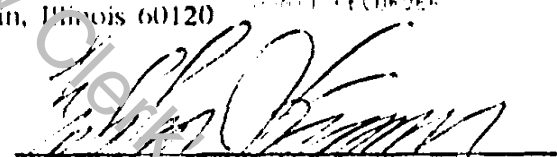
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Grantor warrants this subject property is not Homestead property.

This conveyance is subject to: (a) Plat restrictions; (b) Perimeter public utility easements which do not underlie the existing improvements; (c) Restrictions and covenants of record, provided they are not violated by the existing improvements or the present use thereof and provided further that they do not contain a reverter or right of re-entry; (d) Special assessments and taxes for improvements not yet completed; (e) general real estate taxes not yet due; and (f) sewer easement.

PERMANENT REAL ESTATE INDEX NO.: 06-18-300-011

ADDRESS OF PROPERTY: 928 East Chicago Street, Elgin, Illinois 60120

Dated this 8<sup>th</sup> day of April, 1991.

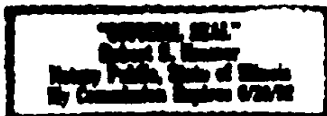
  
Franklin J. Kramer

STATE OF TENNESSEE, COUNTY OF DECATUR )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Franklin J. Kramer, 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 he signed, sealed and delivered the said instrument as his 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 8<sup>th</sup> day of April, 1991.

91192364



  
(SEAL)

This instrument was prepared by:   
Attorney Robert S. Kramer  
1140 North McLean Blvd.  
Elgin, Illinois 60123

Grantee's address and send  
send subsequent tax bills to:  
Anton F. Engelmann  
932 East Chicago Street  
Elgin, IL 60120

1389

# UNOFFICIAL COPY

PROPERTY

PROPERTY

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
FOR STATE TRANSFER  
PROPERTY  
120.00

91150051

COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

RECORDER OF DEEDS OF <sup>2005</sup> KANE COUNTY

## AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS )  
                                      ) SS.  
COUNTY OF KANE    )

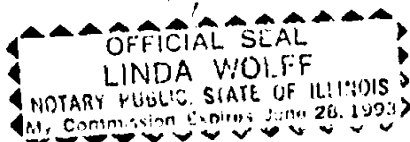
Robert S. Kramer, being duly sworn on oath, states that he is from 1140 North McLean Blvd., Elgin, Illinois 60123. That the attached Deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

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 acres 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 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.
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 not 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, of any lot or lots from said larger tract having been made by a registered land surveyor.

AFFIANT further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of ~~Kane~~ <sup>Code</sup> County, Illinois, to accept the attached Deed for recording.

Subscribed and sworn to before me  
this 6th day of April, 1991

Linda Wolff (SEAL)  
NOTARY PUBLIC



91192864