

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

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.

THE GRANTOR SOUTHGATE MANORS II LIMITED PARTNERSHIP, an Illinois limited partnership

of the Village of Streamwood County of Cook State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS, & other good & valuable consideration in hand paid, CONVEY S and WARRANT S to

ALAN L. YOUNG & LEE ANNE YOUNG

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. Real estate taxes for the year 1991 and subsequent years;
2. The Declaration for Southgate Manors Townhomes (the "Declarations");
3. Covenants, conditions and restrictions and bulding lines of record;
4. Easements existing or of record;
5. Acts done or suffered by Grantee;
6. Special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof;
7. Plat of Subdivision for Streamwood Green Unit Three B Subdivision; and
8. Leases and tenancies, if any.

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

Permanent Real Estate Index Number(s): 06-24-413-007

Address(es) of Real Estate: 257 Acorn Drive, Streamwood, IL 60107

DATED this 14th day of January 19 92

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)	SOUTHGATE MANORS II LIMITED PARTNERSHIP	(SEAL)	<i>[Signature]</i>	(SEAL)
	By: The Kirk Corporation,		<i>[Signature]</i>	
	general partner	(SEAL)	<i>[Signature]</i>	(SEAL)
	By:		<i>[Signature]</i>	

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



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 14th day of January 1992

Commission expires 19 *[Signature]* NOTARY PUBLIC

This instrument was prepared by Brian Meltzer, 1515 E. Woodfield Road; Suite 250 Schaumburg, IL 60173

MAIL TO: *[Handwritten Name]*
[Handwritten Address]
 Streamwood, IL 60107
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
[Handwritten Name]
 257 Acorn Drive
 Streamwood, IL 60107
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

FIRST AMERICAN TITLE INSURANCE # C106350 182

92060536

Cook County
 REAL ESTATE TRANSACTION TAX
 45.00
 REVENUE STAMP
 JAN 30 1992
 P. 11432

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 90.00
 DEPT. OF REVENUE
 JAN 30 1992
 P. 10762

VILLAGE OF STREAMWOOD
 REAL ESTATE TRANSFER TAX
 4585 \$ 90.00

92060536

2530

6

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

UNOFFICIAL COPY

TO

Property of Cook County Clerk's Office

GEORGE E. COLE®
LEGAL FORMS

88-10636

LEGAL DESCRIPTION:

THAT PART OF LOT 7 IN BLOCK 19 IN STREAMWOOD GREEN UNIT THREE-B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1987 AS DOCUMENT NUMBER 87486450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 67.09 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST ALONG SAID EAST LOT LINE, A DISTANCE OF 67.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 67.09 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, A DISTANCE OF 44.94 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS WEST, A DISTANCE OF 67.07 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 44.83 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Property of Cook County's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

[Legal to be Attached]

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the Declaration for Southgate Manors Townhomes recorded January 13, 1992, as Document No. 92-022427 and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining real estate described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.