

WARRANTY DEED
State of ILLINOIS
(Individual to Individual)

UNOFFICIAL COPY

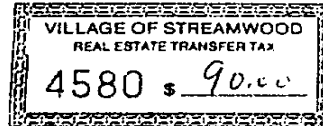
CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

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

92060838

of the Village of Streamwood County of Cook
State of Illinois for and in consideration of
Ten and no/100

DOLLARS.
(\$10.00) in hand paid.
CONVEY s and WARRANT s to



(The Above Space For Recorder's Use On)

DAVID BREEN & SUSAN BREEN
M. (NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in th
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 "Declaration");
3. Covenants, conditions and restrictions and building 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): 06-24-412-01d

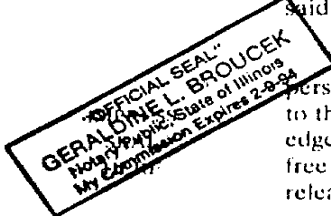
Address(es) of Real Estate: 232 Acorn Drive, Streamwood, IL 60107

DATED this 14th day of January, 19 92

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

SOUTHGATE MANORS II LIMITED PARTNERSHIP
By: The Kirk Corporation, general partner
By: GERALD L. FAYE

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, 19 92

Commission expires 19 Notary Public

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

MAIL TO { Robert G. Gibson
(Name)
123 Water St. Bensenville
(Address)
Naperville, IL 60563
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Mr. and Mrs. David Breen
(Name)
232 Acorn Drive
(Address)
Streamwood, IL 60107
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO

FIRST AMERICAN TITLE INSURANCE # 246349

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE DEPT OF REVENUE
JAN 30 92
PR 10782

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 30 92
TAX 11432

45.00

25-50

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

83902025

LEGAL DESCRIPTION:

THAT PART OF LOT 18 IN BLOCK 18 IN STREAMWOOD GREEN UNIT THREE-B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 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 18; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 57.95 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 09 SECONDS EAST, A DISTANCE OF 44.85 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 58 SECONDS EAST, A DISTANCE OF 68.81 FEET TO A POINT ON THE NORTHWEST LINE OF SAID LOT 18; THENCE NORTH 09 DEGREES 04 MINUTES 53 SECONDS EAST ALONG SAID NORTHWEST LOT LINE, A DISTANCE OF 20.77 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 18; THENCE SOUTH 70 DEGREES 24 MINUTES 25 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 18, A DISTANCE OF 27.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 18, 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 18; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 57.95 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 09 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST ALONG SAID EAST LOT LINE, A DISTANCE OF 57.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Proprietary

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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.

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