

WARRANT DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

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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

CLIFFORD J. SMOLUCH & DENISE E. SMOLUCH

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook  
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): 06-24-414-004

Address(es) of Real Estate: 177 Hazelnut Drive, Streamwood, IL 60107

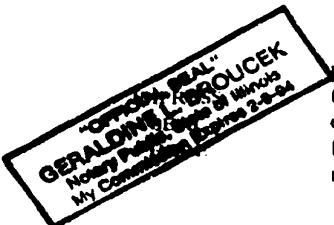
DATED this 14th day of January 19 92

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
SOUTHGATE MANORS II LIMITED PARTNERSHIP  
By: The Kirk Corporation  
general partner  
By:

(SEAL) *[Signature]* (SEAL)  
(SEAL) *[Signature]* (SEAL)

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

92060148



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

Commission expires 19

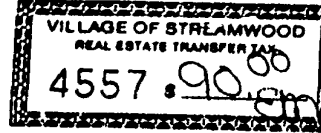
14th day of January 19 92  
*[Signature]*  
NOTARY PUBLIC

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

MAIL TO: { Clifford J. Smoluch  
177 Hazelnut Drive  
Streamwood, IL 60107  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Clifford Smoluch  
177 Hazelnut Drive  
Streamwood, IL 60107  
(City, State and Zip)

92060148



(The Above Space For Recorder's Use Or

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
90.00

EB 10782  
JAN 09 2 1992

REAL ESTATE TRANSACTION TAX  
Cook County  
REVENUE  
STAMP JAN 09 1992  
45.00

FIRST AMERICAN TITLE INSURANCE - 74356 1092

HP OR

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Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE,  
LEGAL FORMS

Property of Cook County Clerk's Office

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THAT PART OF LOT 4 IN BLOCK 20 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 87486450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 45.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 129.80 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4; THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG SAID EAST LOT LINE, A DISTANCE OF 44.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 129.12 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 45.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 58.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 57.89 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Property of [Redacted] Office

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Property of Cook County Clerk's Office

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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.