

WARRANT DEED
Statutory (Illinois)
(Individual to Individual)

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92062404

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 and WARRANT to

Scott Kozlowski and Sharon Kozlowski, as joint tenants not as tenants in common

(NAME AND ADDRESS OF GRANTEE)

(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 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.

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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): 06-24-412-007

Address(es) of Real Estate: 377 Wisteria Drive Streamwood, Illinois 60107

DATED this 19th day of January 1992

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

SOUTHGATE MANORS II LIMITED PARTNERSHIP

(SEAL)

(SEAL)

By: The Kirk Corporation, general partner
By:

(SEAL)

(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

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

19th day of January 1992

Commission expires 19

Geraldine F. Brourke
NOTARY PUBLIC

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

MAIL TO

Sharon Kozlowski (Name)
377 Wisteria (Address)
Streamwood, Ill. 60107 (City, State and Zip)

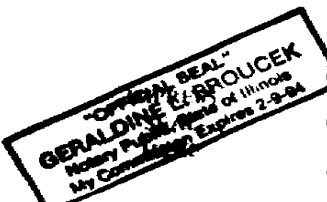
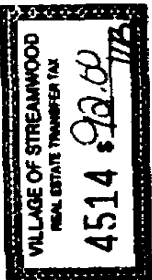
SEND SUBSEQUENT TAX BILLS TO

Scott Kozlowski (Name)
377 Wisteria (Address)
Streamwood, Illinois 6-1-7 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO

FIRST AMERICAN TITLE INSURANCE # CH6546

DEEDS" OR REVENUE STAMPS HERE



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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

92062404

Property of Cook County Clerk's Office

THAT PART OF LOT 7 IN BLOCK 18 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 MOST SOUTHERLY CORNER OF SAID LOT 7; THENCE NORTH 29 DEGREES 10 MINUTES 44 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 77.45 FEET; THENCE NORTH 61 DEGREES 12 MINUTES 37 SECONDS EAST, A DISTANCE OF 44.74 FEET; THENCE NORTH 28 DEGREES 52 MINUTES 39 SECONDS WEST, A DISTANCE OF 61.75 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 7; THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY LOT LINE, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 180.00 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 42 DEGREES 23 MINUTES 50 SECONDS EAST AND A LENGTH OF 24.65 FEET, AN ARC DISTANCE OF 24.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 28 MINUTES 17 SECONDS EAST ALONG SAID NORTHWESTERLY LOT LINE, A DISTANCE OF 23.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 29 DEGREES 10 MINUTES 44 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 7, A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 44 DEGREES 58 MINUTES 11 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT 7, A DISTANCE OF 93.55 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 7; THENCE NORTH 29 DEGREES 10 MINUTES 44 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 77.45 FEET; THENCE NORTH 61 DEGREES 12 MINUTES 37 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 7; THENCE SOUTH 29 DEGREES 10 MINUTES 44 SECONDS EAST ALONG SAID NORTHEAST LOT LINE, A DISTANCE OF 51.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 44 DEGREES 58 MINUTES 11 SECONDS WEST ALONG SAID SOUTHEASTERLY LOT LINE, A DISTANCE OF 93.55 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Office

40229026

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 JAN 30 '82
 92.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 JAN 30 '82
 48.00

60573
8772450

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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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