

WARRANT DEED
Statutory (ILLINOIS)
(Individual to Individual)

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92062408

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

DEPT-01 RECORDING 827.50
T82222 TRAM 6846 01/30/92 15:17:00
#6824 P. # 92-062408
COOK COUNTY RECORDER

Gregory P. Havlin

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

Cook

in the

the following described Real Estate situated in the County of
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): 06-24-414-002

Address(es) of Real Estate: 189 Hazelnut Drive Streamwood, Illinois 60107

DATED this 23 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:

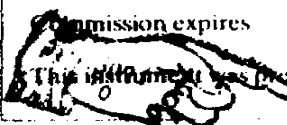
(SEAL) THOMAS E. CECIUS (SEAL)
(SEAL) GERALD L. FAIR (SEAL)

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

"OFFICIAL SEAL"
GERALDINE L. BROUCEK
Notary Public, State of Illinois
My Commission Expires 2-8-94
HERE

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 23 day of January 19 92



Commission expires 19
This instrument was prepared by Brian Meltzer, 1515 E. Woodfield Road, Suite 250 Schaumburg, Illinois 60173

Geraldine L. Broucek
NOTARY PUBLIC

MAIL TO { GREGORY P. HAVLIN (Name)
189 HAZELNUT DRIVE (Address)
STREAMWOOD, ILL. 60107 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO { (Name)
189 Hazelnut Drive (Address)
Streamwood, Illinois 60107 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO

VILLAGE OF STREAMWOOD
REAL ESTATE TRANSFER TAX
4511.9240

AFFIX HERE

FIRST AMERICAN TITLE INSURANCE # 246622

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

80929026

Property of Cook County Clerk's Office

THAT PART OF LOT 2 IN BLOCK 20 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 2; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 44.91 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 57.89 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 01 SECONDS EAST, A DISTANCE OF 44.93 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 09 DEGREES 58 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 57.93 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County

Office

80262408

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
JAN 30 1988
00262408

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JAN 30 1988
4600

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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. 92-02242/ 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.