

WARRANTY DEED
Sectory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

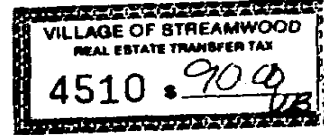
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THE GRANTOR SOUTHGATE MANORS II LIMITED
PARTNERSHIP, an Illinois limited partnership

DEPT-01 RECORDING 927.50
T42222 TRAM 6850 01/30/92 15:25:00
#6833 ÷ B *--92-062417
COOK COUNTY RECORDER

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
Timothy J. Saunders

(The Above Space For Recorder's Use Only)

(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 estates 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 of 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): 06-24-412-013
Address(es) of Real Estate: 270 Acorn Drive, Streamwood, Illinois

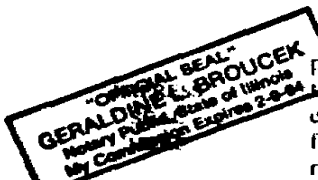
DATED this 27th day of January 1992

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

SOUTHGATE MANORS II LIMITED PARTNERSHIP
By: The Kirk Corporation
general partner

By: THOMAS E. LOFTUS
GERALD L. FAIR

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 27th day of January 1992

Commission expires 19 _____
Notary Public

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

MAIL TO {

Timothy Saunders (Name)
270 Acorn Drive (Address)
Streamwood, IL 60107 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

Timothy J. Saunders (Name)
270 Acorn Drive (Address)
Streamwood, Illinois 60107 (City, State and Zip)

FIRST AMERICAN TITLE INSURANCE # C44623 1072

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AFFIX "RIDERS" OR REVENUE STAMPS HERE

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

414239026

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LOT 13 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, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 57.98 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 47 SECONDS EAST, A DISTANCE OF 44.96 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, A DISTANCE OF 94.71 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 13; THENCE SOUTH 38 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID NORTHEAST LOT LINE, A DISTANCE OF 79.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 89 DEGREES 58 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 94.00 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Property of Cook County

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 JAN 30 2002
 00000000

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP JAN 30 '02
 4500

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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.