

# UNOFFICIAL COPY

WARRANT DEED  
Cook County, Illinois

(Individual to Individual)

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.

92162462

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

E. Ramon, Colado III and Sharon, A. Colado

(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 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): 06-24-413-010

Address(es) of Real Estate: 196 Hazelnut Drive Streamwood, Illinois 60107

DATED this 17th 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:

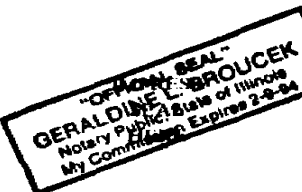
(SEAL)

(SEAL)

(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 acknowl-  
edged 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 17th day of January 1992

Commission expires 1992 *Geraldine E. Broucek*  
NOTARY PUBLIC

This instrument was prepared by Brian Meltzer, 1515 E. Woodfield Road; Suite 250  
(NAME AND ADDRESS)  
Schaumburg, Illinois 60173

MAIL TO

Bush & Hulse  
(Name)  
1011 W. 1st St.  
(Address)  
Baltimore, MD 21201  
(City, State and Zip)

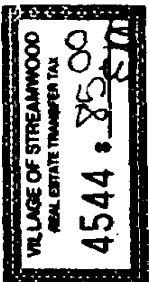
SEND SUBSEQUENT TAX BILLS TO

Ramon E. Colado III  
(Name)  
196 Hazelnut Drive  
(Address)  
Streamwood, Illinois 60107  
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO

DRIVERS' OR REVENUE STAMPS HERE



92162462

**Warranty Deed**

INDIVIDUAL TO INDIVIDUAL

TO

UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office  
29729026

UNOFFICIAL COPY

29125000

THAT PART OF LOT 10 IN BLOCK 19 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 SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 66.89 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 40 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 10; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST ALONG SAID EAST LOT LINE, A DISTANCE OF 67.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 10, 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 10; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 66.89 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 40 SECONDS EAST, A DISTANCE OF 44.90 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST, A DISTANCE OF 67.05 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 44.87 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

0058	
STATE OF ILLINOIS	REVENUE
REAL ESTATE TRANSFER TAX	2.600000%
FEB 19 1988	

0924	20000000
NOTICE OF ACTION	FILED
JAN 13 1988	

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92-02242

## 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.