

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

UNOFFICIAL COPY

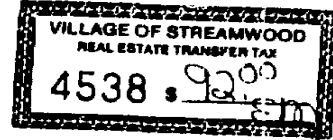
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THE GRANTOR SOUTHGATE MANORS II LIMITED PARTNERSHIP, an Illinois limited partnership

DEPT-01 RECORDING \$27.50  
T#3333 TRAN 8186 01/30/92 15:42:00  
#3576 # C \*-92-062499  
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



Antoni Majka and Rhonda Majka, as Joint Tenants, V. M. not as Tenants in Common (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 estate taxes for the year 1991 and subsequent years;
- 2. The Declaration of Southgate Manors Townhomes (the "Declaration");
- 3. Covenants, conditions and restrictions and building lines of record;
- 4. Easements existing on 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): 06-24-412-009

Address(es) of Real Estate: 154 Hazelnut Drive Streamwood, IL 60107

DATED this 19th day of January 1992

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



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 1994 GERALDINE M. BROUCEK NOTARY PUBLIC

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

MAIL TO { Rhonda Majka (Name) 154 Hazelnut Dr. (Address) Streamwood, Ill 60107 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO: Antoni Majka (Name) 154 Hazelnut Drive (Address) Streamwood, IL 60107 (City, State and Zip)

FIRST AMERICAN TITLE INSURANCE # 246538 1092

AFFIX "RIDERS" OR REVENUE STAMPS HERE

66:39026

UNOFFICIAL COPY

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

66-23026

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

THAT PART OF LOT 9 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 SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 7 DEGREES 22 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 58.12 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 55.16 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS WEST, A DISTANCE OF 57.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 42.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 115.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9, 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 9; THENCE NORTH 7 DEGREES 22 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 58.12 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 97.43 FEET TO A POINT ON THE EAST LINE OF SAID LOT 9; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST ALONG SAID EAST LOT LINE, A DISTANCE OF 57.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Property of

PLAT FEES  
 REVENUE JANUARY  
 STATE  
 48.00

6609036

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT OF REVENUE  
 92.00  
 JAN 30 '92  
 PH 1016

# UNOFFICIAL COPY

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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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