

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

UNOFFICIAL COPY

92062801

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-----

DEPT-01 RECORDING \$27.50  
T#2222 TRAM 6857 01/30/92 16:12:00  
#6865 : E \*--92-062801  
COOK COUNTY RECORDER

(\$10.00) DOLLARS,  
& other good & valuable consideration in hand paid,  
CONVEY S and WARRANT S to  
Sandra S. Ivans

(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 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.

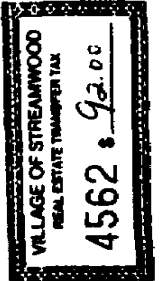
Permanent Real Estate Index Number(s): 06-24-414-007

Address(es) of Real Estate: 151 Hazelnut Drive, Streamwood, Illinois

DATED this 22nd 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. FORTUS  
(SEAL) 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 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 22nd day of January 19 92  
Commission expires 19 \_\_\_\_\_  
Geraldine L. Broucek  
NOTARY PUBLIC

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

Send To MAIL TO Sandra Ivans (Name) 151 Hazelnut Drive (Address) Streamwood, IL 60107 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO Sandra Ivans (Name) 151 Hazelnut Drive (Address) Streamwood, Illinois 60107 (City, State and Zip)

6047772

92062801

OR REVENUE STAMPS HERE

UNOFFICIAL COPY

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

STANDARD TITLE INSURANCE

2025-2026

THAT PART OF LOT 7 IN BLOCK 20 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 7; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 45.11 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 58.16 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF 45.17 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 58.21 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Clerk's Office

1042026

COOK COUNTY  
 DEPARTMENT OF REVENUE  
 STATE TRANSFER TAX  
 0084

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

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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.