

WARRANT DEED
Statutory (ILLINOIS)
(Individual to Individual)

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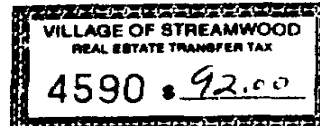
THE GRANTOR SOUTHGATE MANORS II LIMITED
PARTNERSHIP, an Illinois limited partnership

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 S and WARRANT S to

Douglas N. Schue, Jr.

92062807



(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook
State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

DEPT-01 RECORDING \$27.50
T42222 TRAM 6857 01/30/92 16:14:00
46871:R *-92-062807
COOK COUNTY RECORDER

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.

92062807

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): 06-24-414-010

Address(es) of Real Estate: 123 Hazelnut Drive, Streamwood, Illinois

DATED this 15th 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 J. Meltzer* (SEAL)

(SEAL) *Gerald L. Meltzer* (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

Commission expires 19

19

15th day of January 19 92
Gerald D. Broucek
NOTARY PUBLIC

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

MAIL TO

{
(Name)
(Address)
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

{
(Name)
123 Hazelnut Drive
(Address)
Streamwood, Illinois 60107
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO

ATTN: "RIDERS" OR REVENUE STAMPS HERE

92062807

FIRST AMERICAN TITLE INSURANCE # C 44411 1072

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

100-100000

UNOFFICIAL COPY

9 2 0 0 2 3 0 7

LOT 10 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, (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 45.17 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF 57.90 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 55 SECONDS WEST, A DISTANCE OF 44.90 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10; THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 80.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 90.01 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 137.22 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Property of Cook County Office

92062307

REAL ESTATE TRANSFER TAX
STAMP 4483002
48.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 30 9 2
DEPT OF REVENUE
92.00

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.