

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

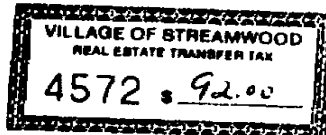
92062310

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

DEPT-01 RECORDING \$27.50
74444 TRAM 1873 01/30/92 16:15:00
#1263 : D * 92-062310
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 s and WARRANT s to

GERALD W. RANSOM & CAROLE E. RANSOM, as Joint Tenants,
not as Tenants in Common (The Above Space for recording 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. -92-062310

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.

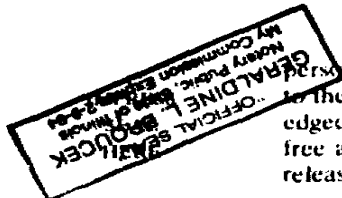
Permanent Real Estate Index Number(s): 06-24-410-016
Address(es) of Real Estate: 392 Wisteria Drive, Streamwood, IL 60107

DATED this 24th 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) [Signature: THOMAS E. ...] (SEAL)
(SEAL) [Signature: GERALD L. ...] (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 24th day of January, 19 92

Commission expires 19 [Signature: Geraldine F. Bruck] NOTARY PUBLIC

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

MAIL TO { EDWARD E. REDA, SIC.
(Name)
4887 W. BELMONT
(Address)
CHICAGO, IL 60641
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
(Name)
392 Wisteria Drive
(Address)
Streamwood, IL 60107
(City, State and Zip)

PROPERTY RECORDS - COOK COUNTY OFFICE
FIRST AMERICAN TITLE INSURANCE # C46291 1072

APPROPRIATE "RIDERS" OR REVENUE STAMPS HERE

THAT PART OF LOT 43 IN BLOCK 10 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 2, 1987 AS DOCUMENT NUMBER 87486450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 43; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 43, A DISTANCE OF 58.18 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF 47.87 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 58.14 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 43; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 47.80 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

0097
STATE TRANSFER TAX
JAN 30 1988
COOK COUNTY

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4
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5
2

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
00263
DEPT OF REVENUE
JAN 30 1988
FB 10162

0229030

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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.