

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

92062386

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-----

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

Anthony J. Mugnai and Deborah L. Crawley

(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.

DEPT-03 RECORDING \$29.50
T#2222 TRAM 6843 01/30/92 15:07:00
#6802 + R # 92-062386
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

FIRST AMERICAN TITLE INSURANCE # C46471

92062386

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): 06-24-414-012

Address(es) of Real Estate: 97 Hazelnut Drive Streamwood, IL 60107

DATED this 17th day of February 1992

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

SOUTHGATE MANORS II LIMITED PARTNERSHIP (SEAL)
By: The Kirk Corporation general partner (SEAL)

THOMAS E. BROWNE (SEAL)
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

"OFFICIAL SEAL" GERALD L. BROUCEK Notary Public, State of Illinois My Commission Expires 2-9-94

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 17th day of February 1992

Commission expires 19 _____

NOTARY PUBLIC

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

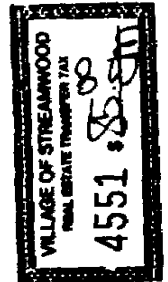
MAIL TO { Anthony J. Mugnai }
97 Hazelnut Dr. }
Streamwood, IL 60107 }

SEND SUBSEQUENT TAX BILLS TO

97 Hazelnut Drive
Streamwood, IL 60107

HERE

AFFIX



2950

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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

92062286

Property of Cook County Clerk's Office

9206256

THAT PART OF LOT 12 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 12; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 45.18 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST, A DISTANCE OF 62.51 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 70.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE NORTHEASTERLY ALONG SAID NORTH LOT LINE, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 87 DEGREES 11 MINUTES 59 SECONDS EAST AND A LENGTH OF 7.02 FEET, AN ARC DISTANCE OF 7.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 71.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 115.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 139.92 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 45.18 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST A DISTANCE OF 140.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG SAID EAST LOT LINE, A DISTANCE OF 44.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 120.92 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 JAN 30 1982
 8 57 00
 PR 10762

REAL ESTATE TRANSACTION TAX
 COOK COUNTY
 JAN 30 1982
 1250

Office

UNOFFICIAL COPY

0 1 0 5 2 3 0 6

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.