

WAIFANTY DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

93173274

COOK  
CO. NO. 018  
037508

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 Carol M. Scheff, divorced and not since remarried,

Hoffman  
of the city of Estates County of Cook  
State of Illinois for and in consideration of  
TEN (\$10.00) DOLLARS,  
in hand paid,

CONVEY and WARRANT to David  
Arsenault, 2775 Mesa Verde Dr. East, #G103,  
Costa Mesa, CA 92626

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
15750

930391NK  
JAN 16 1992

(NAMES AND ADDRESS OF GRANTEE(S))  
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the  
County of COOK in the State of Illinois, to wit: SEE LEGAL DESCRIPTION ATTACHED  
HERETO.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
MAR 8 1992  
93173274

RELEASE OF HOFFMAN ESTATES  
REAL ESTATE TRANSFER TAX  
7524 4251

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 07-08-300-215

Address(es) of Real Estate: 1686 Pebble Beach Drive, Hoffman Estates, IL 60194

DATED this 14th day of December 19 92  
Carol M. Scheff (SEAL)

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

Michigan  
State of Illinois, County of Oakland ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol M. Scheff, divorced and not since remarried, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 14 day of December 19 92

Commission expires 11-26 1994 Deborah R. Master NOTARY PUBLIC

This instrument was prepared by Ron A. Cohen, 30 N. LaSalle St., #3400, Chicago, IL 60602

MAIL TO:

Kathleen Widuch  
808 Wisner  
Pawcatogge IL  
60068

SEND SUBSEQUENT TAX BILLS TO  
David Arsenault  
1686 Pebble Beach Drive  
Hoffman Estates IL  
60194

OR

RECORDER'S OFFICE BOX NO.

BOX 333 - TH

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
78.75

93173274

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Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

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## PARCEL 1:

THAT PART OF LOT 24 OF POPLAR CLUB HOMES, UNIT 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 89 DEGREES 56 MINUTES 03 SECONDS EAST, A DISTANCE OF 9.40 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 57 SECONDS EAST, A DISTANCE OF 18.19 FEET, TO AN EXTERIOR CORNER OF A CONCRETE FOUNDATION, THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION WALL THE FOLLOWING COURSES AND DISTANCES, THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.02 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.67 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.70 FEET, THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.81 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION FOR THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.52 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.68 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.66 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.51 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1686 AND 1684; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 31.92 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF A PART OF THE EASTERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST ALONG THE EXTERIOR OF SAID FOUNDATION, A DISTANCE OF 0.30 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID CONCRETE FOUNDATION THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.25 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.31 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.08 FEET; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.62 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.11 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.32 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.10 FEET; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.11 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.44 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1686 AND 1688; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 32.16 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A PART OF THE WESTERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 0.50 FEET TO THE POINT OF BEGINNING, IN POPLAR CREEK CLUB UNIT 2 BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1985 AS DOCUMENT 85019087, IN COOK COUNTY, ILLINOIS.

93173274

## PARCEL 2:

EASEMENT FOR THE BENEFIT FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336477, AND ANY AMENDMENTS THERETO.

SUBJECT TO DECLARATION OF PARTY WALLS RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS BY GRANTOR, DATED NOVEMBER 13, 1984 AND RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336477

GRANTOR GRANTS TO THE GRANTEE THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENT IS SAID DOCUMENTS SET FORTH AS COVENANTS RUNNING WITH THE LAND.

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