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WARRANTY DEED

THE GRANTORS Robert Ruttenberg and Rhoda Ruttenberg, his wife, of the City of Boca Raton, County of Palm Beach, State of Florida for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Craig S. Wagner and Beverly M. Wagner, his wife, 1610 Barry Lane, Glenview, Illinois, 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:

PARCEL 1: LOT 3 IN BLOCK 11 IN VILLAS WEST SUBDIVISION IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 79.74 FEET MEASURED AT RIGHT ANGLES), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23667570.

SUBJECT TO:

THE SECOND INSTALLMENT OF THE 1993 GENERAL TAXES AND SUBSEQUENT YEARS.

PARTY WALL RIGHTS AND EASEMENTS AS CONTAINED IN DOCUMENT RECORDED AS NUMBER 23667570.

COVENANTS AND RESTRICTIONS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23667570, RELATING TO THE CREATION OF SALCEDA MANOR HOMEOWNERS ASSOCIATION WITH RIGHT OF INDIVIDUAL OWNERS IN AND TO SAID ASSOCIATION, AND BUILDING USE, EXTERIOR MAINTENANCE, AND ARCHITECTURAL APPROVAL.

TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.

RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2.

BUILDING LINES AND BUILDING AND LIQUOR RESTRICTIONS OF RECORD; ZONING AND BUILDING LAWS AND ORDINANCES; PRIVATE, PUBLIC AND UTILITY EASEMENTS; PUBLIC ROADS AND HIGHWAYS; INSTALLMENTS DUE AFTER AUGUST 15, 1994 OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; COVENANTS AND RESTRICTIONS OF RECORD AS TO USE AND OCCUPANCY; ACTS DONE OR SUFFERED BY OR THROUGH THE GRANTEES.

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: 04-21-108-047

Address of Real Estate: 2566 Essex Drive
Northbrook, Illinois

DATED this 17th day of August, 1994

Robert Ruttenberg (SEAL)
Robert Ruttenberg

Rhoda Ruttenberg (SEAL)
Rhoda Ruttenberg

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94-849(JB)

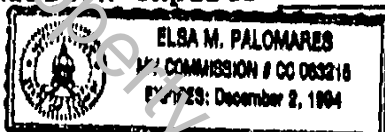
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State of Florida, County of Pinellas. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Ruttenberg and Rhoda Ruttenberg, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 15 day of August, 1994.

My commission expires _____, 19__



Elsa M. Palomares
Notary Public

This instrument was prepared by:

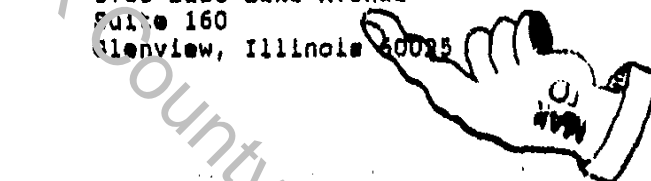
John A. Darrow, Esq.
BURKE, WARREN & MACKAY, P.C.
225 West Washington Street
24th Floor
Chicago, Illinois 60606

Mail to:

Daniel F. Hofstetter
Law Offices of
Daniel F. Hofstetter
1701 East Lake Avenue
Suite 160
Glenview, Illinois 60025

Send Tax Bills To:

Craig S. Wagner
2566 Essex Drive
Northbrook, IL 60062



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