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GEORGE E. COLE
LEGAL FORMS

No. 810
November 1994

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

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(S)
JOHN B. McMANUS and LORI G. McMANUS, as joint tenants,
of the City of Streamwood County of Cook
State of Illinois for and in consideration of
TEN AND NO/100----- DOLLARS,
and other good and valuable considerations
----- in hand paid,

CONVEY(S) ----- and WARRANT(S) ----- to
JOHN NEVILLE and KIM FREDRIKSEN
883 Atlantic Avenue, Apt. E, Hoffman Estates, Ill.

(Names and Address of Grantees)
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:

. DEPT-01 RECORDING \$25.50
. T40004 TRAN 0626 07/19/95 13:22:00
. #5863 # LF *-95-469041
. COOK COUNTY RECORDER

95469041

Above Space for Recorder's Use Only

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

95469041

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): 06-27-110-051

Address(es) of Real Estate: 3 Dorchester, Streamwood, Illinois 60107

DATED this: 30th day of June 19 95

Please
print or
type name(s)
below
signature(s)

x [Signature] (SEAL) _____ (SEAL)
JOHN B. McMANUS
x [Signature] (SEAL) _____ (SEAL)
LORI G. McMANUS

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for

said County, in the State aforesaid, DO HEREBY CERTIFY that _____

John B. McManus and Lori G. McManus

personally known to me to be the same person wh whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that th ey 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.

IMPRESS
SEAL
HERE

2550

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LEGAL FORMS



Wholesale Title
568 W. Walnut
Aurora, IL 60506

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

OFFICIAL SEAL
ROBERT G GIBSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT 22, 1995

VILLAGE OF STREAMWOOD
REAL ESTATE TRANSFER TAX
010089 \$420.00

Given under my hand and official seal, this 30th day of June 19 95

Commission expires 9/22 19 95
Robert G. Gibson
NOTARY PUBLIC

This instrument was prepared by Robert G. Gibson, Attorney at Law, 123 Water St., Naperville, Il. 60566
(Name and Address)

MAIL TO: TONY CASALE
(Name)
181 S BLOOMINGDALE
(Address)
BLOOMINGDALE IL 60108
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
John Neville and Kim Frederiksen
(Name)
3 Dorchester
(Address)
Streamwood, Illinois 60107
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

44-0639556

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EXHIBIT "A"

LOT 1 IN BLOCK 4 IN OAK RIDGE TRAIL UNIT TWO, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 27, BOTH IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1988 AS DOCUMENT NO. 88317/60, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 125 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, SAID LINE FORMING A DEFLECTION ANGLE TO THE LEFT OF 92 DEGREES 15 MINUTES 16 SECONDS WITH AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 51.25 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS A DEFLECTION ANGLE TO THE LEFT OF 92 DEGREES 46 MINUTES 28 SECONDS WITH THE EXTENSION OF THE LAST DESCRIBED LINE, DISTANCE OF 119.38 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LOT LINE, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 370 FEET, AN ARC DISTANCE OF 37.17 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes for 1994 and subsequent years; Special Assessments confirmed after this Contract date; Building, building line and use or occupancy restrictions, conditions and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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