

96365727

WARRANTY DEED

Statutory (ILLINOIS)

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form.

THE GRANTORS

AARON KARSEN and SUSAN KARSEN, his wife

DEPT-01 RECORDING \$25.00
T#0012 TRAN 0591 05/14/96 14:44:00
\$3357 + ER *-96-365727
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

2500

of the Village of Northfield, County of Cook, State of Illinois for and in consideration of TEN AND NO/100ths DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to

DONALD W. SCHAUMBERGER
1021 Hull Terrace
Evanston, Illinois 60202

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see next page for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 1995 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any, all of which do not affect the use and occupancy as a single family residence; the Preservation Declaration of the Landmark dated December 3, 1980 and recorded as document No. 25691004 and acts done or suffered by or through the Purchaser.

Permanent Real Estate Index Number(s): 05-19-324-073 Vol. 100

Address(es) of Real Estate: 7 Landmark, Northfield, Illinois 60093

DATED this 25th day of April, 1996

PLEASE PRINT OR TYPE NAMES(S) BELOW SIGNATURE(S)
AARON KARSEN (SEAL) SUSAN KARSEN (SEAL)

96365727

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

AARON KARSEN and SUSAN KARSEN, his wife

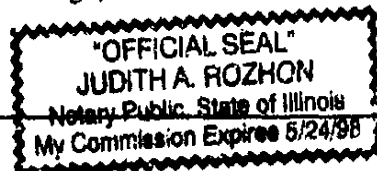
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Impress Seal Here

Given under my hand and official seal, this 25th day of April, 1996

Judith A. Rozhon
NOTARY PUBLIC

This instrument was prepared by: Tabitha L. Mitchell, Schwartz, Cooper, Greenberger & Krauss, Chtd., 180 N. LaSalle Street, Suite 2700 Chicago, Illinois 60601



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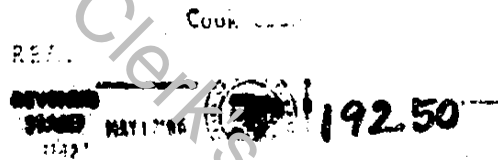
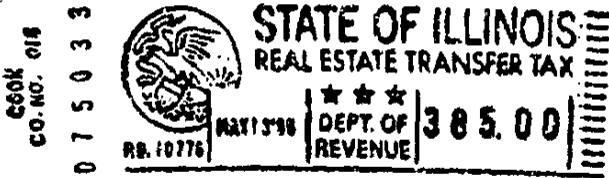
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Legal Description

of premises commonly known as:

See Exhibit A attached hereto and made part hereof.

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MAIL TO:

Evon S. Solms, Esq.
Much Shelist Freed Danenberg Ament Bell
& Rubenstein, P.C.
200 North LaSalle Street, Suite 2100
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

D. Schaumberger
7 Landmark
Northfield, Illinois 60093

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EXHIBIT A

Legal Description

PARCEL 1: LOT 7 IN THE LANDMARK OF NORTHFIELD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1980 IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT 25690960, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PRESERVATION DECLARATION OF THE LANDMARK DATED AND RECORDED DECEMBER 3, 1980 AS DOCUMENT 25691004, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT FROM THE ILLINOIS BELL TELEPHONE COMPANY, A CORPORATION OF ILLINOIS TO MAYWOOD-PROVISO STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1970 AND KNOWN AS TRUST NUMBER 2610 DATED JANUARY 9, 1979 AND RECORDED FEBRUARY 9, 1979 AS DOCUMENT 24839084 OF THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE A SEWER IN UNDER AND THROUGH PART OF THE LAND. THE EAST 12 FEET, EXCEPT THE NORTH 45.10 FEET OF THAT PART OF THE SOUTH 21 ACRES OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 AFORESAID, 250.79 FEET EAST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY RIGHT OF WAY LINE OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS (AS MEASURED ALONG SAID SOUTH LINE); THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 100.79 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE 150 FEET EAST OF AND PARALLEL WITH THE EASTERLY LINE OF THE AFORESAID RIGHT OF WAY (AS MEASURED ON SAID SOUTH LINE), A DISTANCE OF 360.38 FEET TO A POINT ON THE NORTH LINE OF HAPP'S SUBDIVISION OF THE SOUTH 107 ACRES OF SAID SOUTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 181.74 FEET TO A POINT 345.72 FEET WEST OF THE CENTER LINE OF HAPP ROAD (AS MEASURED ON SAID NORTH LINE); THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 45.1 FEET TO A POINT; THENCE EAST PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 6.33 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 304.48 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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