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SPECIAL WARRANTY DEED

97018712

GRANTORS,

MT Family Limited Partnership, an Arizona Limited Partnership, as to an undivided one-half (50%) interest, and

Margot A. Sheesley, a never married woman, as to an undivided one-half (50%) interest, each of them c/o David R. Abell, 560 Green Bay Road, Suite 407, Winnetka IL 60093

DEPT-01 RECORDING \$25.50
T#0014 TRAN 0405 01/09/97 14:03:00
#5913 # JW *-97-018712
COOK COUNTY RECORDER

(The above space for Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** to the Grantees, **MICHAEL ISAACS AND NATASHA ISAACS**, husband and wife, of 2141 N. Dayton, Chicago IL 60614, not as Tenants in Common, but in **JOINT TENANCY**, the following described real estate, to wit:

Lot 3 in Sheesley Subdivision being a Resubdivision of Lot 4 in Ruben and Orb's Subdivision of part of Fractional Section 8, Township 42 North, Range 13 East of the Third Principal Meridian, in the Village of Glencoe, Cook County, Illinois.

Permanent Index No. 05-08-303-022-0000
Commonly known as: 320 Keystone Court, Glencoe IL 60022

ATGF, INC

together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO: General Taxes not yet due and payable for 1996 and subsequent years; building lines and easements of record; zoning and building laws and ordinances which do not adversely affect use of the property for residential purposes; acts done or suffered by or through the Grantees; and the exceptions on Exhibit A attached hereto.

And the Grantors, for themselves, and their successors, do covenant, promise and agree, to and with the Grantees, their heirs and assigns, that they have not done or suffered to be done during the period they held title to the said premises anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under them, they WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantors hereunto set their hands and seals as of the 31st day of December, 1996

MT FAMILY LIMITED PARTNERSHIP,
an Arizona Limited Partnership

By: Jay M. Sheesley, general partner
Jay M. Sheesley
Its: General Partner

Margot A. Sheesley
Margot A. Sheesley

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STATE OF ARIZONA
COUNTY OF MARICOPA COUNTY SS

STATE OF New Mexico
COUNTY OF Santa Fe SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JAY M. SHEESLEY, as General Partner of MT FAMILY LIMITED PARTNERSHIP, an Arizona partnership, 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 instruments as his free and voluntary act, for the uses and purposes therein set forth.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that MARGOT A. SHEESLEY, a never married woman, 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 she signed, sealed and delivered the said instruments as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 30 day of Dec 1996.

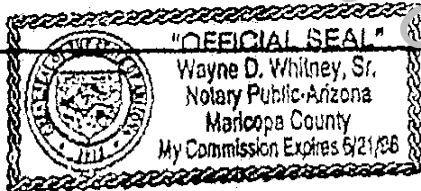
Given under my hand and notary seal, this 31ST day of Dec 1996.

Wayne D. Whitney, Sr.
Notary public

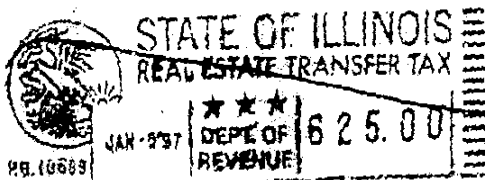
Suzette Ford
Notary public

My commission expires: My commission expires June 21, 1998

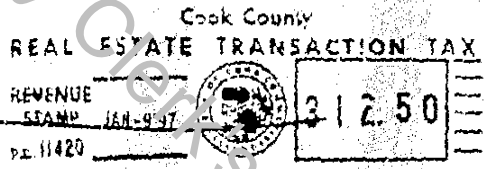
My commission expires: August 1, 1999



COOK
CO. NO. 016
073005



048234



(Affix Transfer Stamps Here)

This Document was prepared by: DAVID R. ABELL, ROOKS, PITTS AND POUST, 560 Green Bay Rd., Winnetka IL 60093

Return Recorded Document to:
Charles E. Levin
Fisher & Block
One IBM Plaza, Suite 4400
Chicago IL 60611

Send Subsequent Tax Bills to:
Michael Isaacs
2141 N. Dayton
Chicago IL 60614



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Exhibit A

Deed to Michael Isaacs and Natasha Isaacs Title Exceptions

1. Notation on the Plat of Subdivision:

Utility Easement Provisions:

An easement is hereby reserved and granted over and under the platted areas hereon noted as "Drainage and Public Utility Easement" or "Tree Preservation, Drainage and Public Utility Easement" and the property designated in the plat for streets to the Village of Glencoe and, subject to the reasonable review and approval of the Village of Glencoe, to Ameritech, Commonwealth Edison Company, North Shore Gas Company, Post-Newsweek Cable Co., to the above specified easements, together with their respective successors and assigns, to install, lay construct, renew, operate, repair, replace, remove, abandon in place, and maintain, conduits, cables, wires, street lighting, sewers, pipes, surface and subsurface drainage, and water mains, underground, with all necessary manholes, water valves and other equipment for the purpose of serving the said real estate with telephone, communications, electricity, street lighting, sewer, gas, water service, drainage, and other municipal services, also there is hereby granted the right to enter upon the said real estate at all times to install, lay, construct, renew, operate, repair, replace, remove, abandon in place, and maintain within the said real estate said conduits, cables, wires, manholes, water valves, pipes, surface and subsurface drainage, and other equipment, as well as the right to cut, trim, or remove trees, bushes, and roots within said easement areas as may be reasonably required incidental to the rights herein granted; the right of ingress and egress is hereby granted over, upon and through the said real estate of emergency vehicles of any and all types, for any purpose whatever, no permanent building shall hereafter be placed on the said easement, as determined, but the same may be used for gardens, shrubs, landscaping and such other purposes that then and later do not unreasonably interfere with the uses or the rights herein granted.

2. Easement over and upon 10 feet of the land for public utilities and drainage as shown on the plat of subdivision.
3. Easement over and upon 10 feet of the land for tree preservation, drainage and public utility easement as shown on the plat of subdivision.
4. Declaration of Additional Easements for Sheesley Subdivision dated December 28, 1995 and recorded February 2, 1996 as Document number 96090220 granting Commonwealth Edison Company and Ameritech additional easements.
5. Declaration of Access and Beach Easements for Sheesley Subdivision dated 8 May 1996 and recorded 10 May 1996 as Document number 96358919 granting easements to Harbor Shore Homeowners Association, which has lien rights thereunder for assessments.
6. Covenants, conditions and restrictions contained in Declaration of Covenants, Conditions and Restrictions for Sheesley Subdivision dated 9 March 1995 and recorded May 9, 1995 as Document 95303702 relating to the preservation of trees on the land.
7. Covenants, conditions and restrictions contained in Declaration of Architectural Covenants for Sheesley Subdivision dated 20 March 1996 and recorded 1 April 1996 as Document number 96246068 relating to approval of architectural and landscaping plans.
8. Notation on Plat of Subdivision:

Direct access to and from Sheridan Road from Lots 1, 2 and 3 is prohibited.

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