

504

SPECIAL WARRANTY DEED

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

97032718

DEPT-01 RECORDING \$25.50
140010 TRAM 8998 01/15/97 10:50:20
#1405 #CJ #-97-032718
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, ALEX RADUNSKY AND TALIYA RADUNSKY, husband and wife, of 2584 Chedworth, Northbrook IL 60062, not as Tenants in Common, but in JOINT TENANCY, the following described real estate, to wit:

Lot 8 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. 05-08-303-027-0090
Commonly known as: 314 Shoreline Court, Glencoe IL 60022

Handwritten number 2550

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 Grantors; 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

ATGF, INC

97032718

# UNOFFICIAL COPY

STATE OF ARIZONA  
COUNTY OF MARICOPA COUNTY'S

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.

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

Wayne D. Whitney, Sr.  
Notary public

My commission expires: By contract expires Jan 21, 1998

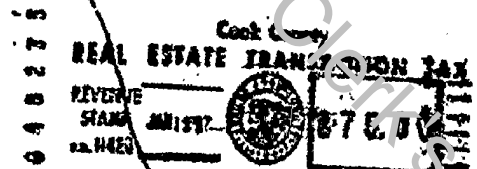
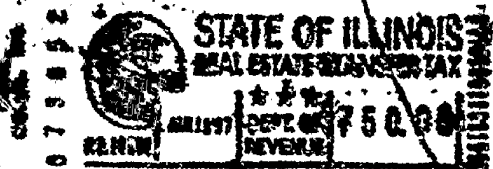
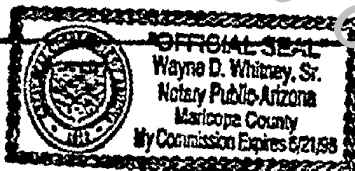
STATE OF Illinois  
COUNTY OF Cook SS

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 31<sup>st</sup> day of Dec 1996

Severly F. S.  
Notary public

My commission expires: August 1, 1999



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

Return Recorded Document to:  
Michael B. Ruchim  
Michael B. Ruchim & Associates, P.C.  
3900 Dundee Road, Suite 409  
Northbrook IL 60062

Send Subsequent Tax Bills to:  
Alex Radunsky  
2584 Chedworth  
Northbrook IL 60062



# UNOFFICIAL COPY

## Exhibit A

### Deed to Alex Radunsky and Tanya Radunsky 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

87122010