

# UNOFFICIAL COPY

GEORGE E. COLE\*  
LEGAL FORMS

FORM NO. 804  
February, 1985

**GENERAL WARRANTY DEED**  
Statutory (ILLINOIS)  
(Corporation to Individual)

97209895

DEPT-01 RECORDING \$27.50  
140010 TRAN 7545 03/26/97 15:04:00  
1761 + CJ \*--97-209895  
COOK COUNTY RECORDER

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, ETHANS GLEN LIMITED PARTNERSHIP,**

a limited partnership created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of Ethans Glen, Inc., sole General Partner of said limited partnership, CONVEYS and WARRANTS to

TROY DEFRANCO and JENNIFER R. BATCHELOR  
75 Kristin Circle  
Schaumburg, Illinois 60195

2750  
B

not as Tenants in Common, and not as TENANTS BY ENTIRETY, but as JOINT TENANTS, with full rights of survivorship the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

1st AMERICAN TITLE order # C 103918  
SEE ATTACHED EXHIBIT "A" 1 of 2

SUBJECT TO: SEE ATTACHED EXHIBIT "B"

97209895

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 as Tenants in Common, and not as Tenants by the Entirety, but as Joint Tenants with full rights of survivorship.

Permanent Real Estate Index Number(s): 02-09-321-002

Address(es) of Real Estate: 1535 West Ethans Glen Drive, Palatine, Illinois 60067

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Asst. Secretary, this 21 day of March, 1997.

ETHANS GLEN LIMITED PARTNERSHIP

IMPRESS By: Ethans Glen, Inc., Its General Partner  
(NAME OF CORPORATION)

CORPORATE SEAL By: Joe A. Crutcher VICE PRESIDENT

HERE Attest Joe A. Crutcher ASSISTANT SECRETARY

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ROBENHART\1548-Warranty-Deed.doc

OR RECORDERS OFFICE BOX NO \_\_\_\_\_

(City, State and Zip)

Chicago Illinois 60634

(City, State and Zip)

1535 ETHANS GLEN DRIVE

(Address)

(Name)

TROY DEFRANCO AND JENNIFER R. BATCHELON

SEND SUBSEQUENT TAX BILLS TO:

(Name)

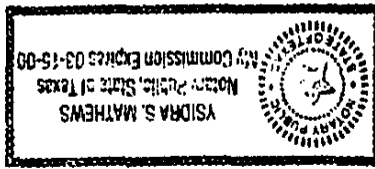
Richard G. Koss  
LAW OFFICE OF

(NAME AND ADDRESS)

This instrument was prepared by Robert J. Taylor, 222 N. LaSalle Street, #1910, Chicago, IL 60601

NOTARY PUBLIC

Ysidra S. Matthews  
Commission expires 08/15/11  
2000



Given under my hand and official seal, this 21 day of March, 1997.

ETHANS GLEN, INC, corporation, said corporation being the sole General Partner of Ethans Glen Limited Partnership, an Illinois limited partnership and JOE A. CRUTCHER personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Asst Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

State of Texas, County of Harris ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JOE A. CRUTCHER personally known to me to be the President of the Vice

203895

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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 36 IN ETHANS GLEN EAST, A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 02-09-321-002

COMMONLY KNOWN AS: 1535 Ethans Glen Drive  
Palatine, Illinois 60067

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0 1 0 7 2

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX	199.00
COOK COUNTY REAL ESTATE TRANSFER TAX	100.00
REVENUE	299.00
STAMP	
PS-1037	

Property of Cook County Clerk's Office

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## EXHIBIT "B"

SUBJECT TO: (1) The lien of current taxes not in default; (2) Reservations, conditions, rights-of-way, easements and protective covenants of record, including any easements established by or implied from the Declaration of Covenants, Conditions and Restrictions and any Amendments thereto and any easements provided for in the Plat of Subdivision of the Ethans Glenn Townhome Development; (3) Zoning, Planned Development and building laws and ordinances; (4) Rights of the public, City of Palatine and adjoining contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water detention basins located in or serving the Ethans Glenn Townhome Development; (5) Purchaser's mortgage, if any; (6) Roads or highways, if any; (7) Acts done or suffer by Purchaser; (8) Liens, encroachments and other matters over which the title company is willing to insure, at Seller's expense.

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