

20A

UNOFFICIAL COPY

WARRANTY DEED
JOINT TENANCY



37315677

MAIL TO:

Mr. Donald T. Ruben
205 W. Wacker Drive, #705
Chicago, Illinois 60606

NAME & ADDRESS OF TAXPAYER:

JOHN ZUCCO
Box 4505 R. F. D.
Long Grove, Illinois 60047

GRANTOR(S), ELPERT S. STEGALL III and NANCY T. STEGALL, Husband and Wife of Inverness, in the County of Lake, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), JOHN ZUCCO and DEBORAH ZUCCO of Box 4505 R.F.D., Long Grove, in the County of Cook, in the State of Illinois, not as TENANTS IN COMMON but as JOINT TENANTS, the following described real estate:

PARCEL 1:

LOT 1 IN HYLANDS SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9 RECORDED OCTOBER 16, 1990 AS DOCUMENT NO. 90506095 IN COOK COUNTY, ILLINOIS

ATGF, INC

25 58
31

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES OF INGRESS AND EGRESS AS CREATED BY GRANT FROM LEONORE SMITH JERRENS TO SPENCER OTIS JR. AND OTHERS, TRUSTEES, DATED 7/18/34 AS DOCUMENT 11431300 OVER A STRIP OF LAND 24 FEET IN WIDTH, THE SOUTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 60 FEET WEST OF THE EAST LINE AND 103.8 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; RUNNING THENCE SOUTH 48 DEGREES 11' WEST, 155.9 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, DISTANT 178 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 329.13 FEET AND FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF TELEPHONE AND ELECTRIC POLES AND LINES, CONDUITS, SEWER GAS MAINS, WATER MAINS, AND OTHER SIMILAR FACILITIES AS CREATED BY GRANT DATED 9/29/26 AND RECORDED 10/6/36 AS DOCUMENT 11890373 FROM KENNETH G. SMITH TO CHARLES I. LUCKMAN OVER A STRIP OF LAND 24 FEET IN WIDTH, THE NORTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, 815.50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER RUNNING THENCE SOUTH 84 DEGREES 56' WEST, 479.82 FEET; THENCE NORTH 74 DEGREES 48' WEST, 335.33 FEET TO A TERMINAL POINT "A" REFERRED TO IN SAID DOCUMENT NUMBER 11890373 INTENDING SAID 24 FOOT STRIP TO RUN WESTERLY TO A LINE DRAWN SOUTH 2 DEGREES 32

37315677

UNOFFICIAL COPY

MINUTES 30 MINUTES 30 SECONDS EAST FROM SAID TERMINAL POINT "A" OVER A STRIP OF LAND 24 FEET WIDE BEING 14 FEET ON THE NORTHERLY SIDE AND 10 FEET ON THE SOUTHERLY SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING SOUTH 2 DEGREES 32' 30" EAST, 14 FEET FROM THE SAID TERMINAL POINT "A"; THENCE NORTH 293.0 FEET; THENCE SOUTH 33 DEGREES 33' WEST, 133.35 FEET; THENCE SOUTH 49 DEGREES 11' WEST 168.50 FEET TO TERMINAL POINT "B" REFERRED TO IN SAID DOCUMENT NO. 11890373 INTENDING THE EASTERLY LINE OF SAID SECONDS DESCRIBED 24 FOOT STRIP TO BE A LINE DRAWN SOUTH 2 DEGREES 32' 30" EAST FROM SAID TERMINAL POINT "A" AND THE WESTERLY LINE TO BE A LINE DRAWN NORTH 1 DEGREE WEST, AND SOUTH 1 DEGREE EAST FROM SAID TERMINAL POINT "B", IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A 20 FOOT EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY DOCUMENTS 88269046 AND 88269047 RECORDED 6/20/88, FOR THE PURPOSES OF INGRESS AND EGRESS AND FOR PUBLIC UTILITIES, THE CENTER LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, THAT IS 507.13 FEET WEST OF THE NORTHEAST CORNER THEREOF (AS MEASURED ALONG SAID NORTH LINE); THENCE NORTH 10 DEGREES 34' WEST 10.17 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 75 DEGREES 53' 02" WEST 219.87 FEET; THENCE SOUTH 51 DEGREES 09' 50" WEST 201.53 FEET; THENCE NORTH 86 DEGREES 46' 50" WEST 79.40 FEET; THENCE NORTH 60 DEGREES 56' 55" WEST 54.04 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 05 SECONDS WEST 101.16 FEET; THENCE NORTH 34 DEGREES 28' 22" WEST 54.33 FEET; THENCE NORTH 11 DEGREES 08' 11" WEST 26.38 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR THE POINT OF TERMINATION OF SAID LINE, IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART FALLING WITHING PARCEL 1.

Permanent Index No:
01-04-403-017

Property Address:
Brinker Road
Barrington Hills, Illinois 60010

SUBJECT TO: (1) General real estate taxes for the year 1996 and subsequent years. (2) Covenants, conditions and restrictions of record.

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 but as JOINT TENANTS forever.

DATED this 17 day of April, 1997.

Elbert S. Stegall III
ELBERT S. STEGALL III

Nancy T. Stegall
NANCY T. STEGALL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ELBERT S. STEGALL III and NANCY T. STEGALL, Husband and Wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me

57245677

UNOFFICIAL COPY

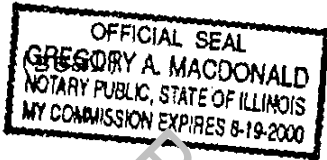
this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 17 day of

April, 1997.

Gregory A. Macdonald

Notary Public



My commission expires _____

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph _____ Section _____
Real Estate Transfer Act
Date: _____

Prepared By:
Ronald J. Senechalle
2300 Barrington Road, Suite 220
Hoffman Estates, Illinois 60195

Signature: _____

COOK
CO. NO. 016
014578



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY-5'97 DEPT. OF REVENUE
400.00

04978

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAY-5'97
200.00



97035877