

UNOFFICIAL COPY

WARRANTY DEED

98570724

THE GRANTORS, **JAMES S. DOWNING** and **MARY E. DOWNING**, husband and wife, of the City of Palatine, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY and WARRANT to **JOHN W. PERRY** and **MARILYN M. PERRY**, husband and wife, of 1002 Walden, Prospect Heights, Illinois, not as Tenants in Common, but in TENANCY BY THE ENTIRETIES, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

(See Exhibit A attached)

DEPT-01 RECORDING	\$25.00
TAXES TRAK 3091 07/02/98 11:58:00	
#018406 #-98-870724	
COOK COUNTY RECORDER	
DEPT-10 PENALTY	\$22.00

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 in Tenancy in Common, but in Tenancy by the Entireties forever.

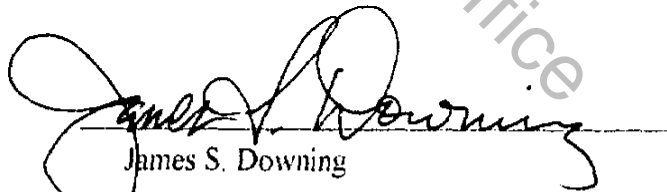
SUBJECT TO: General real estate taxes not due and payable as of June 30, 1998, matters disclosed as Schedule B exceptions 7-20 in Chicago Title Insurance Company commitment no. 1410-007729698-HL dated April 20, 1998.

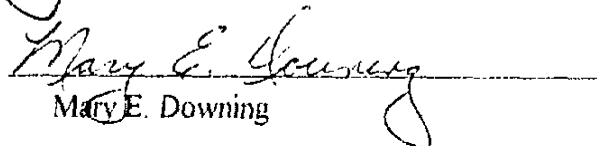
Permanent Real Estate Index Number: 02-15-112-038-0000

Address of Property: 758 Walden Drive, Palatine, IL 60067

Prepared by: Wayne F. Bender, Attorney at Law, 391 Blythe Road, Riverside, IL 60546

Dated this 30th day of June, 1998


James S. Downing


Mary E. Downing

98570724

6710 779698 NW 8596LL 2117

Property of Cook County Clerk's Office

COOK COUNTY RECORDER

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EXHIBIT A

Legal Description of the Real Estate

PARCEL 1:

THAT PORTION OF LOT 12 IN TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 28.40 FEET ALONG THE SOUTH LINE OF SAID LOT 12 FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.90 FEET TO AN EXTERIOR CORNER OF A BRICK AND FRAME BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2.10 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.42 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO 756 AND 258; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 27.99 FEET ALONG THE CENTERLINE OF SAID PARTY WALL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.50 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 29.01 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND ITS PROLONGATION THEREOF TO A POINT ON THE NORTH LINE OF SAID LOT 12 FOR THE NORTHERLY TERMINUS OF SAID LINE.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90201697.

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