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GEORGE E. COLE
LEGAL FORMS

No. 810
November 1994

WARRANTY DEED Joint Tenancy Statutory (ILLINOIS) (Individual to Individual)

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9177/0002 21 031 Page 1 of 4
1998-08-06 12:46:06
Cook County Recorder 11.35

THE GRANTOR(S)

JOHN B. McMANUS and LORI G. McMANUS, as joint tenants,

of the City of Streamwood County of Cook

State of Illinois for and in consideration of

TEN AND NO/100 DOLLARS,

and other good and valuable considerations

in hand paid,

CONVEY(S) and WARRANT(S) to

JOHN NEVILLE and KIM FREDERIKSEN
883 Atlantic Avenue, Apt. E, Hoffman Estates, Ill.

(Names and Address of Grantee)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

9569041

Above Space for Recorder's Use Only

SEE EXHIBIT "A" ATTACHED HERETO AND MAKE A PART HEREOF

RE-RECORDING FOR PURPOSES OF CORRECTING THE P.I.N.

9569041

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 06-27-110-052

Address(es) of Real Estate: 3 Dorchester, Streamwood, Illinois 60107

DATED this: 30th day of June 19 95

Please print or type name(s) below signature(s)

[Signature] (SEAL)

JOHN B. McMANUS

[Signature] (SEAL)

LORI G. McMANUS

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

John B. McManus and Lori G. McManus personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me 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.

IMPRESS SEAL HERE

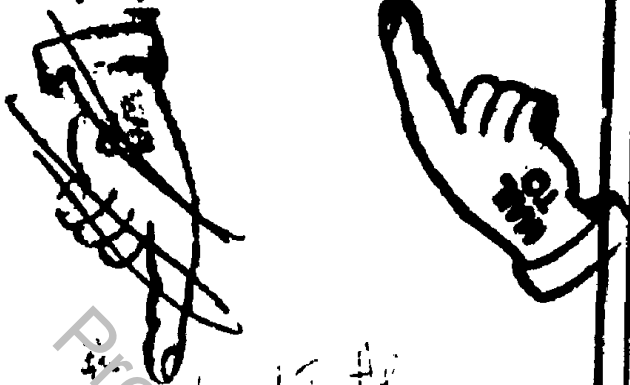
2530

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RETURN TO:
Wheatland Title
39 Mill Street
Montgomery, IL 60534
MC4510-655

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

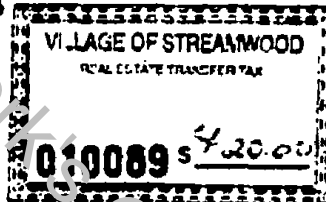
GEORGE E. COLE
LEGAL FORMS



Wheatland Title
IL 60534
Montgomery, IL

AUG 9 9M

AUG 9 9M



Given under my hand and official seal, this 30th day of June 19 95

Commission expires 9/22 19 95

[Signature]
NOTARY PUBLIC

This instrument was prepared by Robert G. Gibson, Attorney at Law, 123 Water St., Naperville, IL, 60566
(Name and Address)

MAIL TO: TONY CASALE
(Name)
181 S BLOOMINGDALE
(Address)
BLOOMINGDALE, IL 60107
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
John Neville and Kim Frederiksen
(Name)
3 Dorchester
(Address)
Streamwood, Illinois 60107
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

7-1059556

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EXHIBIT "A"

LOT 1 IN BLOCK 4 IN OAK RIDGE TRAIL UNIT TWO, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 27, BOTH IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1988 AS DOCUMENT NO. 88917460, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 125 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, SAID LINE FORMING A DEFLECTION ANGLE TO THE LEFT OF 89 DEGREES 15 MINUTES 16 SECONDS WITH AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 51.25 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS A DEFLECTION ANGLE TO THE LEFT OF 92 DEGREES 46 MINUTES 28 SECONDS WITH THE EXTENSION OF THE LAST DESCRIBED LINE, DISTANCE OF 119.38 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LOT LINE, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 370 FEET, AN ARC DISTANCE OF 37.17 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes for 1994 and subsequent years; Special Assessments confirmed after this Contract date; Building, building line and use or occupancy restrictions, conditions and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Cook County Clerk's Office

95469042

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954650.1

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8/16, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

me by the said _____
this _____ day of _____
19____.
Notary Public [Signature]

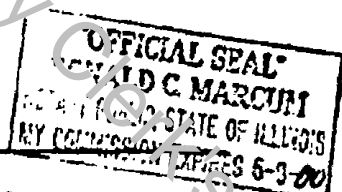


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8/16, 1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

me by the said _____
this _____ day of _____
19____.
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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