

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

98789601

1998 06 20 11:40:11

THE GRANTORS, Elmer R. Warner and Helen E. Beaumont-Warner, his wife, of the Village of Hoffman Estates County of Cook, State of Illinois for the consideration of Ten and 00/100 DOLLARS, and other good & valuable consideration in hand paid, CONVEY and WARRANT to ELMER R. WARNER TRUSTEE OF THE ELMER R. WARNER TRUST, UNDER TRUST AGREEMENT DATED June 5, 1998 whose address is 1614 Cypress Court, Hoffman Estates, Illinois 60194.  
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description is Attached Herein and By this Reference Made A Part Hereof

Exempt under provisions of Paragraph E, Sec. 17-1 of the Real Estate Transfer Act.

6/20/98  
Date

Elmer R. Warner  
Grantee or Agent

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 forever.

Permanent Real Estate Index Number(s): 07-08-300-282  
Address(es) of Real Estate: 1614 Cypress Court, Hoffman Estates, Illinois 60194

DATED this 20th day of June, 1998.

Please  
print or  
type name(s)  
below  
signature.

Elmer R. Warner (SEAL)  
Elmer R. Warner

Helen E. Beaumont-Warner (SEAL)  
Helen E. Beaumont-Warner

5-4  
P-L  
N-N  
H-S  
JHC

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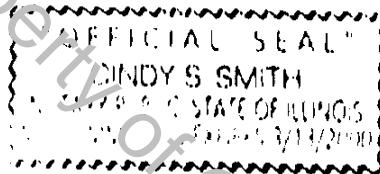
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Elmer R. Warner and Helen E. Beaumont Warner, his wife, personally known to me to be the same persons whose names 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.

Given under my hand and official seal this 31<sup>st</sup> day of August, 1998.

Impress Seal Here:



*Cindy S. Smith*  
\_\_\_\_\_  
(Notary Public)

Commission Expires \_\_\_\_\_

This instrument was prepared by: Rodney H. Piercey, 2300 Barrington Road, #220, Hoffman Estates, Illinois 60195.

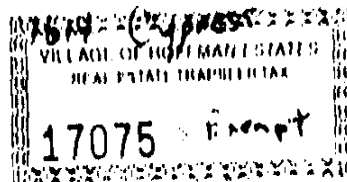
(Name and address of preparer)

Mail to

Rodney H. Piercey  
Robinson, Plymert, Piercey & MacDonald, Ltd.  
2300 Barrington Road, Suite 220  
Hoffman Estates, Illinois 60195

Send subsequent tax bills to:

Elmer R. Warner, Trustee  
1614 Cypress Court  
Hoffman Estates, Illinois 60194



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LEGAL DESCRIPTION

PARCEL ONE:

THAT PART OF LOT 44 IN POPLAR CREEK CLUB HOMES, UNIT 4, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 44; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 44, A DISTANCE OF 6.35 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.52 FEET, TO AN EXTERIOR CORNER OF A CONCRETE FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION WALL THE FOLLOWING COURSES AND DISTANCES: SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.14 FEET; THENCE SOUTH 83 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.68 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.94 FEET; THENCE NORTH 83 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.68 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.81 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE SOUTH 83 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.50 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.02 FEET; THENCE NORTH 83 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.67 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.54 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE SOUTH 83 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.64 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.97 FEET; THENCE NORTH 83 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.64 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.71 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION FOR THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, THE FOLLOWING COURSES AND DISTANCES: SOUTH 83 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.78 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 16.32 FEET; THENCE SOUTH 83 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.70 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.02 FEET; THENCE NORTH 83 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.70 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.53 FEET; THENCE NORTH 83 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.68 FEET; THENCE SOUTH 51 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.83 FEET; THENCE NORTH 83 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.05 FEET; THENCE NORTH 38 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 13.20 FEET; THENCE SOUTH 50 DEGREES 20 MINUTES 30 SECONDS WEST, A DISTANCE OF 4.98 FEET; THENCE NORTH 83 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.40 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 3.73 FEET; THENCE NORTH 83 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE

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OF 1.04 FEET, THENCE NORTH 6 DEGREES 13 MINUTES 00 SECONDS EAST, A DISTANCE OF 37.33 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1614 AND 1616; THENCE SOUTH 83 DEGREES 47 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE A DISTANCE OF 48.22 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF A PART OF THE EASTERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE NORTH 6 DEGREES 13 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 0.54 FEET, TO THE POINT OF BEGINNING,

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1985 AS DOCUMENT 85-052239, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY TRUSTEE'S DEED FROM LYONS SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 23, 1983 AND KNOWN AS TRUST NUMBER 209 TO ELMER R. WARNER AND HELEN E. BEAUMONT-WARNER, HIS WIFE, RECORDED JANUARY 2, 1987 AS DOCUMENT 87-002174 FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336477, AND ANY AMENDMENTS THERETO.

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## 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

8/13, 1998

Signature:

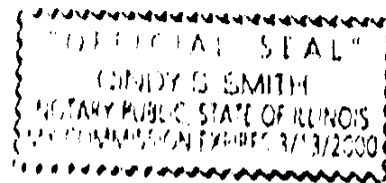
*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by said

this 13th day of August, 1998

Notary Public

*[Handwritten 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, and 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

8/13, 1998

Signature:

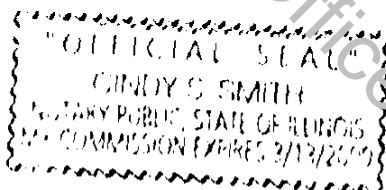
*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by said

this 13th day of August, 1998

Notary Public

*[Handwritten 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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