

# UNOFFICIAL COPY

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. DEPT-01 RECORDING 125.50  
. T#0009 TRAN 3761 09/03/98 13:12:00  
. #0979 RC \*-98-790230  
. COOK COUNTY RECORDER

Above Space For Recorder's Use Only

N9801754R  
WARRANTY DEED

**THE GRANTOR**, Michael A. McCaffrey, residing at 919 Oak Street, Indiana, PA 15701, not individually, but as Successor Trustee under the Ruth Granum Declaration of Trust dated June 1, 1993, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, does hereby CONVEY and WARRANT to John W. Patton and Carol A. Patton, as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions, and restrictions of record, General Taxes for 1997 and subsequent years, and the exceptions to title described in the following paragraphs set forth in Schedule B of Near North National Title Corporation A.L.T.A. Commitment Number N9801754: (C); (D); (E); (H); (J); and (L).

Permanent Real Estate Index Number: 04-23-302-052-1003

Address of Real Estate: 1727C Wildberry Drive, Glenview, Illinois 60025

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IN WITNESS WHEREOF, the Grantor aforesaid has executed this Warranty Deed this 28 day of August, 1998.

Michael A. McCaffrey  
Michael A. McCaffrey, Trustee under the  
Ruth Granum Declaration of Trust  
dated June 1, 1993

STATE OF PA )  
                          ) SS  
COUNTY OF Indiana

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael A. McCaffrey, Trustee under the Ruth Granum Declaration of Trust dated June 1, 1993, 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 acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28 day of August, 1998.

Commission expires \_\_\_\_\_

Margaret E. Rhoades  
Notary Public

Notarial Seal  
Margaret E. Rhoades, Notary Public  
Indiana Boro. Indiana County  
My Commission Expires April 1, 2000

THIS INSTRUMENT WAS PREPARED BY:

Robert H. Shadur, Esq.  
Barnes & Thornburg  
200 West Madison, Suite 2610  
Chicago, IL 60606

MAIL AFTER RECORDING TO:

Robert J. Patton, Esq.  
Vedder, Price, Kaufman & Kaminholz  
222 North LaSalle Street  
Chicago, Illinois 60601-1003

SEND SUBSEQUENT TAX BILLS TO:

Mr. John W. Patton and Mrs. Carol A. Patton  
1727C Wildberry Drive  
Glenview, Illinois 60025

**MAIL TO**

98790280

# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1:

UNIT 27-C AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL 1"):

THAT PART OF BLOCK 2, WILSON VALLEY 20-UNIT NUMBER 6, BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID BLOCK 2, AT A POINT WHICH IS 1008.92 FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 2, AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF BLOCK 2, A DISTANCE OF 209.66 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF BLOCK 2, A DISTANCE OF 110.50 FEET; THENCE WEST ALONG A LINE 110.50 FEET NORTH FROM AND PARALLEL WITH SAID SOUTH LINE OF BLOCK 2, A DISTANCE OF 209.66 FEET TO AN INTERSECTION WITH A LINE WHICH IS PERPENDICULAR TO THE SOUTH LINE OF SAID BLOCK 2, AND WHICH INTERSECTS THE SOUTH LINE OF SAID BLOCK 2 AT SAID POINT WHICH IS 1008.92 FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 2, AND THENCE SOUTH ALONG SAID LAST DESCRIBED PERPENDICULAR LINE, A DISTANCE OF 110.50 FEET TO THE POINT OF BEGINNING, WHICH SAID SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NORTHWEST NATIONAL BANK, AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED FEBRUARY 27, 1971, AND KNOWN AS TRUST NO. 1007, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 20381925, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING THEREFROM ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO RECORDED JULY 2, 1971 AS DOCUMENT NUMBER 20381925 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THOSE PORTIONS OF THE LAND DESIGNATED AS "DRIVEWAY" AND "CEMENT WALK" ON THE PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT "A".

DEPARTMENT OF REVENUE  
STATE OF ILLINOIS  
JUL 2 1971  
20381925

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STATE OF ILLINOIS  
JUL 2 1971  
20381925

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