

GEORGE E. COLE
LEGAL FORMS

FORM NO. 804
February, 1985

WARRANTY DEED
JOINT TENANCY
Statutory (ILLINOIS)
(Corporation to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, ETHANS GLEN
LIMITED PARTNERSHIP,

a limited partnership created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of Ethans Glen, Inc., sole General Partner of said limited partnership, CONVEYS and WARRANTS to

TODD M. De FRANCO
20330 N. Rand Road
Palatine, Illinois 60074

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

SUBJECT TO: SEE ATTACHED EXHIBIT "B"

1st AMERICAN TITLE order # C 45066

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): 02-09-321-004

Address(es) of Real Estate: 1539 West Ethans Glen Drive, Palatine, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its Asst Secretary, this 17th day of December 1997

ETHANS GLEN LIMITED PARTNERSHIP

IMPRESS
CORPORATE SEAL
HERE

BY Ethans Glen, Inc. (NAME OF CORPORATION)
BY [Signature] PRESIDENT
ATTEST [Signature] Assistant SECRETARY

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Property of Cook County Office

SEND SUBSEQUENT TAX BILLS TO:
1000 E. CALIFORNIA (Name)
1539 WEST ETHANS GLEN DRIVE (Address)
PALATINE, ILLINOIS (City, State and Zip)

Mail To: William R. Verbeke (Name)
0570 Crown Street # 311 (Address)
Evanston, IL 60201 (City, State and Zip)

This instrument was prepared by ROBERT T. TAYLOR, 222 N. LaSalle Street, #1910, Chicago, IL 60601 (NAME AND ADDRESS)
NOTARY PUBLIC
YSIDORA MATHEWS
Notary Public Expires 03-15-00
Notary Seal

Given under my hand and official seal, this 17th day of December, 19 97 Commission expires 03/15/2000

ETHANS GLEN, INC. corporation, said corporation being the sole General Partner of Ethans Glen Limited Partnership, an Illinois limited partnership and EDWARD I. BISKIND personally known to me to be the Secretary of said corporation, and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

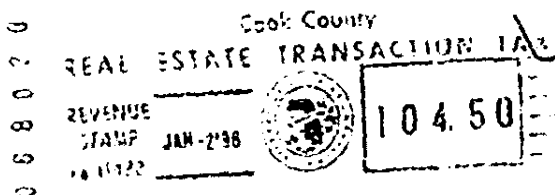
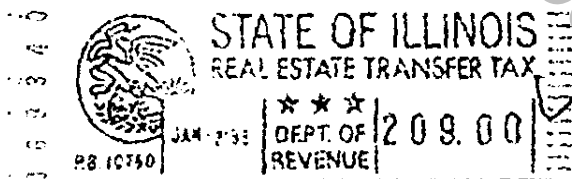
IMPRESS NOTARIAL SEAL HERE

State of Illinois, County of Harris DO HEREBY CERTIFY, that EDWARD I. BISKIND, personally known to me to be the President of the

EXHIBIT "B"

SUBJECT TO: (1) The lien of current taxes not in default; (2) Reservations, conditions, rights-of-way, easements and protective covenants of record, including any easements established by or implied from the Declaration of Covenants, Conditions and Restrictions and any Amendments thereto and any easements provided for in the Plat of Subdivision of the Ethans Glenn Townhome Development; (3) Zoning, Planned Development and building laws and ordinances; (4) Rights of the public, City of Palatine and adjoining contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water detention basins located in or serving the Ethans Glenn Townhome Development; (5) Purchaser's mortgage, if any; (6) Roads or highways, if any; (7) Acts done or suffer by Purchaser; (8) Liens, encroachments and other matters over which the title company is willing to insure, at Seller's expense.

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 38 IN ETHANS GLEN EAST, A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 02-09-321-004

COMMONLY KNOWN AS: 1539 WEST ETHANS GLEN DRIVE
PALATINE, ILLINOIS

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