

UNOFFICIAL COPY

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1999-03-15 14:52:35  
Cook County Recorder 27.50



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2017021 MAR/RN  
2/3

**WARRANTY DEED**

THE GRANTORS, **HAL NAGLE AND LINDA NAGLE, husband and wife**, of Northbrook, IL for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to **ROBERT E. FOWLER, JR., 1115 Fairway Lane, Northbrook, IL 60062**, County of Cook, State of Illinois,

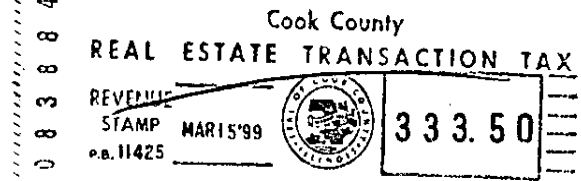
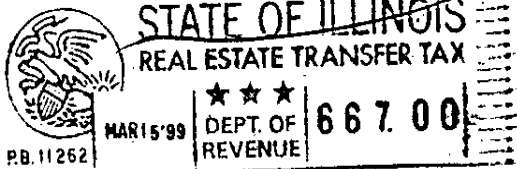
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

4  
M

**SEE ATTACHED LEGAL DESCRIPTION RIDER**

Subject only to: general taxes for 1998 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy;

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



# UNOFFICIAL COPY

The grantors have signed this deed on March 12th, 1999.

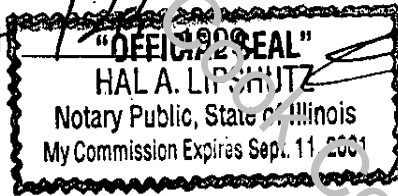
HAL NAGLE

LINDA NAGLE

STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF COOK        )

I am a notary public for the County and State above. I certify that **HAL NAGLE AND LINDA NAGLE, husband and wife**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: March 12th



Notary Public

THIS INSTRUMENT Prepared by:

Hal A. Lipshutz  
1120 W. Belmont Avenue  
Chicago, IL 60657

SEND SUBSEQUENT Tax Bills to:

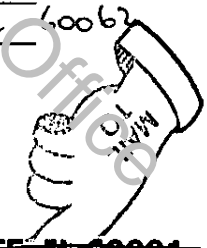
ROBERT FOWLER  
1115 FAIRWAY LANE  
NORTH BROOK, IL 60062



**MAIL TO: M. SCOTT GORDON**

~~1000 SKOKIE BLVD., #225, WILMETTE, IL 60091~~

53 WEST JACKSON, SUITE 1556, CHICAGO, IL 60604



## LEGAL DESCRIPTION

PARCEL 1:  
THAT PART OF THE SOUTH 250 FEET OF THE NORTH 746 FEET OF THE FOLLOWING TRACT OF LAND, TO-WIT:  
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 1015.1 FEET; THENCE EAST 650 FEET; THENCE NORTH 24 DEGREES 3 MINUTES WEST 563.7 FEET; THENCE NORTH 52 DEGREES 43 MINUTES WEST 100 FEET; THENCE NORTH 440 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 56 MINUTES WEST ALONG SAID NORTH LINE 340 FEET TO POINT OF BEGINNING, LYING EAST OF A LINE 253 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 AND SOUTHEASTERLY OF A LINE DRAWN FROM A POINT IN SAID LINE 253 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4 WHICH IS 93.28 FEET NORTH OF A LINE 746 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 TO A POINT IN THE EASTERLY LINE OF THE TRACT HEREINBEFORE DESCRIBED WHICH IS 130 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE 746 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE EASTERLY LINE OF SAID DESCRIBED TRACT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THE SOUTH 93.28 FEET OF THE EAST 650 FEET OF THE WEST 253 FEET OF THE SOUTH 250 FEET OF THE NORTH 746 FEET OF THE FOLLOWING DESCRIBED TRACT, TO-WIT:  
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 1015.1 FEET; THENCE EAST 650 FEET THENCE NORTH 24 DEGREES 3 MINUTES WEST 563.7 FEET THENCE NORTH 52 DEGREES 43 MINUTES WEST 100 FEET THENCE NORTH 440 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 56 MINUTES WEST ALONG SAID NORTH LINE 340 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:  
EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2, FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF THE NORTH 746 FEET OF THAT PART OF THE WEST 320 FEET OF THE SOUTHWEST 1/4 OF SECTION 2 AFORESAID LYING EAST OF THE EAST LINE OF LEE ROAD AND THE SOUTH 15 FEET OF THE NORTH 761 FEET OF THAT PART OF THE WEST 345 FEET OF SAID SOUTHWEST 1/4, LYING EAST OF THE EAST LINE OF SAID LEE ROAD AS CREATED BY INSTRUMENT RECORDED MAY 9, 1941 AS DOCUMENT NUMBER 12672228, IN COOK COUNTY, ILLINOIS.

PIN: 04-02-300-029

COMMONLY KNOWN AS: 1115 FAIRWAY LN., NORTHBROOK, IL 60062

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

HAI NAGLE

, being duly sworn on oath, states that

resides at

1115 FAIRWAY LN.

. That the

attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 12 day of March, 1999.

Notary Public

"OFFICIAL SEAL"  
 RUTH NELSON  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES MAR. 6, 2000