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2009-01068

WARRANTY DEED

THE GRANTORS, **DALE A. ROBERT**, a single person, of 2675 Private Road 59, the City of Coulterville, and State of Illinois 62237 and **DALE L. ROBERT**, a married person, of 1025 California Avenue, the City of Collinsville, and State of Illinois 62234, for and in consideration of the sum of One Dollar, and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to **ROBERT PAUL VOGT**, of 6832 Clayschool Road, the City of Collinsville, and State of Illinois 62234, the following described real estate, to-wit:



KEVIN KERN
PERRY COUNTY CLERK & RECORDER
PINCKNEYVILLE, IL

RECORDED ON
04/17/2009 10:30:08AM
RHSP FEE: 10.00

PAGES: 3
ROE

\$40.50 REVENUE
STAMPS AFFIXED

Perry County Real
Estate Tax Stamp
Amount \$ 13.50

Part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Fractional Section One (1), Township Four (4) South, Range Four (4) West of the Third Principal Meridian, Perry County, Illinois, more particularly described as follows, to-wit:

Commencing at an iron pin marking the Northeast corner of the Southeast Quarter (SE1/4) of Fractional Section One (1), thence South 02° 58' 36"; East, an assumed bearing along the East line of Fractional Section One (1), a distance of 1,307.15 feet to an iron pin marking the Southeast corner of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Fractional Section One (1); thence North 89° 47' 26" West, along the South line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Fractional Section One (1), a distance of 1,097.31 feet to an iron pin marking the point of beginning for the tract herein described; thence continuing North 89° 47' 26" West, along the South line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Fractional Section One (1), a distance of 237.59 feet, to an iron pin marking the Southwest corner of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Fractional Section One (1); thence North 03° 10' 23" West, along the West line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Fractional Section One (1), a distance of 838.69 feet, to an iron pin; thence North 86° 20' 31" East, a distance of 450.65 feet, to an iron pin; thence South 04° 06' 02" East, a distance of 552.13 feet, to an iron pin; thence South 32° 58' 22" West, a distance of 377.03 feet to the point of beginning, EXCEPT the North 303.9 feet of even width thereof, AND EXCEPT the coal underlying said land and all rights and easements in favor of the estate of said coal, containing 5.0 acres, more or less, as shown by Survey dated May 8, 2007 and recorded June 11, 2007 as Document No. 2007-1772 made by Frank S. Morski, IPLS No. 2331.

Re

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RESERVING unto the grantors, their heirs successors and assigns an easement for roadway and utility purposes over and across the West Twenty (20) feet of even width of the above described tract for the benefit of adjacent lands owned by the Grantors.

This conveyance is subject to covenants which shall run with the land for the benefit of the adjoining and nearby lands of the grantor located in Section One (1), Township Four (4) South, Range Four (4) West of the Third Principal Meridian and Section Six (6), Township Four (4) South, Range Three (3) West of the Third Principal Meridian, Perry County, Illinois.

The restrictions are as follows:

- (1) A mobile home may be placed upon the land herein conveyed with the limitation that said mobile shall be permitted to remain only so long as the grantee, Robert Paul Vogt, retains ownership and possession of the property herein conveyed. Upon sale or other disposition of the land by the grantee, the mobile home shall be removed.
- (2) No other single wide manufactured home shall be placed upon the property herein conveyed.
- (3) Double wide (or greater) manufactured homes on permanent foundations are permitted.
- (4) The restrictions herein contained shall run for forty years from the date of this deed and shall then expire unless extended in writing by the then owner or owners of the land herein conveyed.

Property Tax I.D. No. Part of 1-44-0010-043

Property Address: _____ HYDRANGEA ROAD, COULTERVILLE, IL 62237

Prior Deed: Document No. 2007-1877

Subject to easements, covenants, and restrictions, of record, if any.

Subject to current real estate taxes, pro-ration thereof having been made by the parties at the time of conveyance with no subsequent adjustments being required.

Situated in the County of Perry and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The above described real estate does not comprise the homestead property of the grantor or his spouse.

Dated this 16th day of April, 2009.

[Signature]

DALE A. ROBERT

[Signature]

DALE L. ROBERT

STATE OF ILLINOIS)
) SS.
COUNTY OF PERRY)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that **DALE A. ROBERT** and **DALE L. ROBERT**, 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 notarial seal this 16th day of April, 2009.



[Signature]
Notary Public

Legal description furnished and title not examined.

Prepared by:
James W. Morris
Attorney at Law
1504 West DeYoung Street
Marion, IL 62959
Tel: (618) 997-1900

Mail Subsequent Tax Bills To:
Robert Paul Vogt
6832 Clayschool Road
Collinsville, IL 62234

PLAT ACT
COMPLIANT
DATE 4-17-09
BY *[Signature]*