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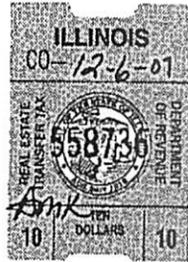
LEE COUNTY ILLINOIS  
FILED FOR RECORD

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12/06/2007 09:17AM

NANCY NELSON *Amk*

RECORDING: 43.00  
RHSP Surcharge: 10.00  
REV. STAMP STATE: 311.00  
REV. STAMP CTY: 155.50  
TOTAL: \$519.50



For recording information

SPECIAL WARRANTY DEED

This Special Warranty Deed made on this 5<sup>th</sup> day of December, 2007, by

**Joyce A. Haley**, a married adult, of 7995 Rue Du Chateau, Dixon, Illinois 61021, of an undivided one-half (1/2) interest, and **William L. Levan**, a married adult, of 1294 River View Road, Amboy, Illinois 61310, of an undivided one-half (1/2) interest ("Grantors"), to

**Rita Crundwell** ("Grantee"), a single adult, of 1679 U.S. Route 52, Dixon, Illinois 61021.

Grantors, in consideration of TEN DOLLARS (\$10.00) paid by Grantee and for other good and valuable consideration, bargain grant, and sell to Grantee that real property located in the County of Lee, State of Illinois, more particularly described as follows:

The South 43 acres of the East One-Half (1/2) of the Southeast One-Quarter (1/4) of Section 20, Township 21 North, Range 9 East of the 4th Principal Meridian, South Dixon Township, Lee County, Illinois, and all appurtenances thereto,

Tax Code: Part of 18-08-20-400-003  
Commonly known as 1403 Dutch Road, Dixon, Illinois 61021

SUBJECT TO:

- 1) Covenants, easements and restrictions of record; and
- 2) Real estate taxes for 2007 and subsequent years,



together with all the estate and rights of Grantors in such property.

Grantors covenant as follows:

*KTC-13163-LT1*

1. The premises are free from all encumbrances made by Grantors;
2. Grantors will warrant and defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantors, but against no other persons; and

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3. None of the parties constituting the Grantors nor their spouses have resided or are currently residing on the subject property, and thus Grantors warrant and represent that the subject property is not subject to the homestead laws of the State of Illinois.

In witness whereof, Grantors have executed this Deed on the date written above.

Joyce A. Haley  
Joyce A. Haley  
William L. Levan  
William L. Levan

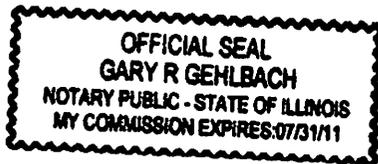
State of Illinois

SS

County of Lee

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that **Joyce L. Haley**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 5<sup>th</sup> day of December, 2007.



Gary R. Gehlbach  
Notary Public

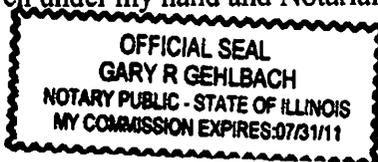
State of Illinois

SS

County of Lee

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that **William L. Levan**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 5<sup>th</sup> day of December, 2007.



Gary R. Gehlbach  
Notary Public

Prepared by:  
Gary R. Gehlbach  
Ehrmann Gehlbach Badger & Lee  
215 E. First Street, Suite 100  
P.O. Box 447  
Dixon, Illinois 61021  
(815) 288-4949  
(815) 288-3068 FAX

Return to and Taxes to:  
Rita Crundwell  
1679 U.S. Route 52  
Dixon, Illinois 61021

*RCW*

Under penalty of perjury, the undersigned certifies that this transaction is exempt from the Illinois Plat Act (765 ILCS 205/1 et seq.) because:

- a.  the owner is not subdividing the land into 2 or more parts; or
- b. exemption no. \_\_\_ of § 1 of the Act applies.

12/5/07  
Date

*Gary R. Gehlbach*  
Owner or Representative

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