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2000-09-08 13:21:58

Cook County Recorder

WARRANTY DEED

7869652 OF

This instrument was prepared by:

F. Timothy Hoyt, Jr.

Centex Homes

150 W. Center Court

Schaumburg, Il 60195

MAIL TO: 18120 Weterside Circle Orland Park, II 60467

THIS INDENTURE WITH IS SETH THAT Centex Homes, a Nevada general partnership, (Grantor) for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, and pursuant to authority given by its Board of Directors, CONVEYS AND WARRANTS UNTO:

Michael W. Murphy and Janet L. Murp's, Husband and Wife, not as joint to nant Grantees residing at 14477 Creek Crossing Drive, Orland Park, IL 60467 the following described Real Estate situated ir the County of Cook in the State of Illinois to wit:

PARCEL 1: THE NORTHWESTERLY 27.50 FEET, OF THAT PART OF LOT 228 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST MOST NORTHEAST CORNER OF SAID LOT 228 THENCE SOUTH 30 DEGREES 53 MINUTES 17 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 228, A DISTANCE OF 59.68 FEET, THENCE NORTH 59 DEGREES 06 MINUTES 43 SECONDS WEST, A DISTANCE OF 2.68 FEET TO THE POINT OF BEGINNING; THENCE SOU IT 63 DEGREES 01 MINUTES 16 SECONDS WEST, 80.00 FEET; THENCE NORTH 26 DEGREES 58 MINUTES 44 SECONDS WEST 131.00 FEET; THENCE NORTH 63 DEGREES 01 MINUTES 16 SECONDS EAST 80.00 FEET; THENCF SOUTH 26 DEGREES 58 MINUTES 44 SECONDS EAST, 131.00 FEET TO THE HEREIN DESIGNATED POINT OF BE JUNING: IN THE PRESERVE AT MARLEY CREEK PHASE II, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 14 AND PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 2/18/98 AS DOCUMENT 98728898 AND CERTIFICATES OF CORRECTION RECORDED 8/26/98 AS DOCUMENT 9%/55/042 AND 9/17/98 AS DOCUMENT 98831699, IN COOK COUNTY, ILLINOIS.

Commonly known as: 18120 Waterside Circle

Orland Park, Il 60467

TO HAVE AND TO HOLD such real estate unto the Grantees forever, n

Said conveyance is made subject to:

1. Taxes for the year 2000 and subsequent years

2. Zoning and building laws and ordinances

3. Defects in title occurring by reason of any acts done or suffered by Grantee(s)

- 4. Easements, reservations, rights of way, covenants, conditions, restrictions, annexation agreement, annexation ordinance, and building lines of record and all amendments thereof
- 5. Encroachments, if any
- 6. Applicable zoning and building laws or ordinances
- 7. Assessments established pursuant to the covenants, conditions, and restrictions and amendments thereof

GRANTOR HEREBY GRANTS TO GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, as rights and easements

INOFFICIAL COPY

appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the covenants, conditions, and restrictions, and Grantor reserves to itself, its successors and assigns the rights and easements setforth in said covenants, conditions, and restrictions for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said covenants, conditions, and restrictions the same as though the provisions of said covenants, conditions, and restrictions were recited and stipulated at length herein. This deed is conveyed on the express condition that the percentage of ownership of Grantee in the Common Elements may be divested pro tanto and vested in accordance with the covenants, conditions, and restrictions and any recorded amendment(s) thereto.

IN WITNESS THEREOF, Grantor has caused their corporate seal to be affixed, and has caused its name to be signed to these presents by its Illinois Division President and Assistant Secretary this 15th day of August, 2000.

ATTEST:

James V. Riley

Assistant Secretary

CENTEX HOMES, a Nevada general partnership

By: Centex Real Estate Corporation, its managing general partner

Danie L. Star

President, Illinois Division

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Daniel L. Star spersonally known to me to be the Illinois Division President of Centex Homes, a Nevada general partnership, and James F. Riley personally known to me to be the Assistant Secretary of said Company, and personally known to me to be the same persons whose names are described to the foregoing instrument, appeared before the this day in person and severally acknowledged that as such Illinois Division President and Assistant Secretary of said Co npary, and caused the corporate seal to be affixed thereto, pursuant to authority given by the Board of Directors of said Company as their free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand this 15th day of August, 2000

Commission Expires: 1/5/02

Mail 70

Dand G. Seil

Po Box 332

New Lenor, FIL 60451-0332

STREET ADDRESS: 1812WATER OF FIRE CAL COR6 908

CITY: ORLAND PARK

COUNTY: GOOK

TAX NUMBER:

LEGAL DESCRIPTION:

PARCÉL 1:

THE NORTHWESTERLY 27.50 FEET OF THAT PART OF LOT 228 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST MOST NORTHEAST CORNER OF SAID LOT 228; THENCE 2 30'53'17" W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 228, A DISTANCE OF 59.68 FEET; THENCE N 59'06'43" W, A DISTANCE OF 2.68 FEET, TO THE POINT OF BEGINNING, THENCE S 63'01'16" W, 80.00 FEET; THENCE N 26'58'44" W. 131.00 FEET; THENCE N 63'01'16" E, 80.00 FEET; THENCE S 26'58'44" E, 131.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING; IN THE PRESERVE AT MARLEY CREEK PHASE II, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE PUBLIC STREETS AND ROADS OVER AND ACROSS THE DIANEWAYS AND WALKWAYS LOCATED ON THE "COMMUNITY AREA" ALL AS SET FORTH IN THE DECLARATION FOR THE : RESERVES TOWNHOMES RECORDED DECEMBER 15, 1998 AS DOCUMENT NO. 08136910.

