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2000-02-15 11:55:05  
Cook County Recorder 27.00

WARRANTY DEED

This Document Prepared By:  
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After Recording Please Return  
To:

LAURENCE L. COVENIN  
1204 E. CENTRAL  
ARLINGTON HEIGHTS, IL  
60005

CTI 7843534 z CUB 1853

Above Space For Recorder's Use Only

THE GRANTOR, **KIRCHOFF MEADOWS APARTMENTS, L.P.**, an Illinois limited partnership, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to a, John Zavaos and Cali Zavaos, \*GRANTEE, whose address is 59 East Palatine Rd., Palatine, Illinois 60067, all interest in the Real Estate situated in the County of Cook in the State of Illinois, and described as follows:

\*HUSBAND AND WIFE, NOT IN JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY

Unit Number 116 in Kirchoff Meadows Condominiums, as delineated on a Survey of the following described real estate: parts of Lot "S" in Rolling Meadows Unit No. 8, said Rolling Meadows Unit No. 8 being a subdivision in that part of the West 1/2 of Section 36, Township 42 North, Range 10 East of the Third Principal Meridian, lying South of Kirchoff Road, in Cook County, Illinois, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on July 19, 1955 as Document LR 1608437, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 08048893, together with its undivided percentage interest in the common elements.

and subject to those certain permitted title exceptions set forth on EXHIBIT A attached hereto and by this reference made a part hereof, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: Part of 02-36-105-042-0000  
Part of 02-36-105-040-0000  
Part of 02-36-105-027-0000

Property Address: Unit Number 116  
3265 Kirchoff Road  
Rolling Meadows, Illinois 60008

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium for the benefit of the remaining property described therein. This Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration, were recited and stipulated at length herein.

[The tenant of Unit 116 has waived or has failed to exercise the right of first refusal.]

BOX 333-CTI



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## EXHIBIT A

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### Permitted Title Exceptions

1. General Real Estate Taxes for the year 1998 (second installment) and subsequent years not yet due and payable.
2. Zoning and building laws or ordinance.
3. Covenants, conditions, restrictions and utility easements of record.
4. Terms, provisions, covenants, conditions and options contained in and the rights and easements established by the Declaration of Condominium Ownership ("Declaration") recorded with the Office of the Cook County Recorder of Deeds on November 19, 1998 as Document Number 08048893, as amended from time to time; the limitations and conditions imposed by the Condominium Property Act; all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration as well as a reservation by Kirchoff Meadows Condominium Association (the "Condominium Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration.
5. A five (5) foot easement in favor of the Northern Illinois Gas Company, its successors and assigns, for the installation, maintenance, relocation and removal of gas facilities reserved on plat of Rolling Meadows Unit 8, filed July 19, 1955 as Document LR 1608437 over places shown on said plat marked 5 foot easement.
6. A fifty (50) foot easement for ditch along the west line of Lot "S", as shown on the Plat of Rolling Meadows Unit 8, filed July 19, 1955 as Document LR 1608437.
7. Easement over and upon the land for the purpose of discharging all storm water flowing from and draining through the downspouts, drains and gutters on the property east and adjoining and the structures thereon, or otherwise flowing or draining from said property east and adjoining, over, in, into, on, onto and across the land, as created by Grant from Hill Homes, Inc. to American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 22, 1958 and known as Trust Number 13775, and filed September 26, 1958 as Document LR 820167, and the terms and conditions therein contained, among which is an undertaking made binding upon the owners of the land and other property to construct storm sewers over the land for the use of said land east and adjoining in the event of certain requirements which may be made of the owners of said land west and adjoining.
8. A ten (10) foot easement over the east 10 feet of the west 60 feet of Lot "S", as shown on the Plat of Subdivision filed as Document LR 608437.
9. Grant of Easement dated July 19, 1989 made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated June 12, 1989 and known as Trust No. 108567-06, to American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated June 10, 1988 and known as Trust Number 105723-03, for a sanitary sewer line, as shown on Exhibit "A" attached to the document recorded July 21, 1989 as Document 89334945.
10. Electric and Telephone Facilities Agreement for Easement made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 12, 1989 and known

as Trust Number 108567-06, to Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and assigns, regarding an easement for public utilities purposes, to install their respective electric facilities and communication facilities over the land depicted on Exhibit "A" attached to said Agreement, recorded March 22, 1990 as Document 90127811.

11. Grant of Easement dated April 10, 1990 and recorded June 7, 1990 as Document 90267667, made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement, dated June 12, 1989 and known as Trust Number 108567-06, to Northern Illinois Gas Company for the purpose of maintaining gas lines.
12. Terms and conditions contained in a Contract for the Regulation of Traffic, made by and between the City of Rolling Meadows and Community Links Limited Partnership I, dated April 8, 1996 and recorded April 11, 1996 as Document 96272454.
13. Rights of adjoining property owners to the uninterrupted flow of any stream which may cross the Parcel.