



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT 107 AND PARKING SPACE NO. PS-16 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7377 NORTH ROGERS CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0623731084, IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This 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.

There are no tenants as this is new construction.

Subject to:

(a) covenants, conditions and restrictions of record which do not adversely affect the use of the Unit as a residence and parking space; (b) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (c) installments due after the date of Closing for assessments established pursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (e) party wall rights and agreements, if any; (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any; (j) applicable building and building line restrictions and zoning laws; (k) the Condominium Property Act; (l) leases and licenses affecting the Common Elements; (m) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (n) liens and other matters over which the Title Company is willing to insure over without cost to Purchaser.

