

UNOFFICIAL COPY

21 478 608

THE GRANTOR, LEVITT AND SONS, INCORPORATED, Lake Success, New York, a Delaware corporation authorized to transact business in the State of Illinois, for and in consideration of the sum of \$ 25,285.00 in hand paid, CONVEYS AND WARRANTS to

CHRIS I. CARLSON A BACHELOR.

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Unit 2 Area 9 Lot 3 in Sheffield Town Unit Two being a subdivision of part of the West 1/2 of the Northwest 1/4 of Section 17, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 12, 1970 as document 21182109 in Cook County, Illinois.

Subject to covenants, restrictions and easements of record, including a Declaration of Covenants, Restrictions, Easements, Charges and Liens recorded October 23, 1970 as Document 21298600. Grantor grants to the Grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration and as set forth in the aforesaid Plat of Subdivision for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Reserving to the Grantor, its successors and assigns, easements for the installation, maintenance, repair and replacement of public utilities and drainage in and over those portions of the premises as are shown as such easement areas on the above referenced plat. No utility and drainage mains, cables and other appurtenances thereto or meters are included in this conveyance.

Subject to the further reservation that the Grantor, its successors and assigns, except to the extent that the Grantor may otherwise have expressly warranted to the Grantee, shall be at all times hereafter released and released from, any and all claims, liabilities and suits arising out of the design, workmanship, materials or other aspects of the construction or installation of the building and improvements on the property conveyed.

Title to public streets has been reserved and dedicated for public use. The fee title to any lot described as bounded by any street, lane, walkway, park, playground, lake, pond, pool or any other common property which has not been dedicated or accepted by the public and the fee title to any lot shown on the recorded plat of Sheffield Town abutting upon any such common property shall not extend to or upon such common property and the fee title to such common property has been or is reserved to the Grantor for conveyance to the Sheffield Town Association for the common enjoyment of all of the residents in Sheffield Town.

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association including contract sellers, shall be a member of the Association.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its corporate seal to be hereto affixed, this 20th day of April 1971

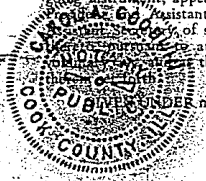


ATTEST:
Lawrence M. Soifer
Lawrence M. Soifer
Assistant Secretary

LEVITT AND SONS, INCORPORATED
Arthur B. Gingold
Arthur B. Gingold
Vice President

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 Arthur B. Gingold, personally known to me to be the Vice President of Levitt and Sons, Incorporated, and Lawrence M. Soifer, personally known to me to be the Assistant Secretary of said corporation, and 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 severally acknowledged and as such Vice Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed to the same in pursuance of authority given by the Board of Directors of said corporation, as their free and voluntary act and deed of said corporation, for the uses and purposes



WITNESSE my hand and official, this 20th day of April 1971
Carol A. Goodwin
Notary Public

GRANTEE RESIDES AT:
NAME: Chris I. Carlson
MAIL TO: ADDRESS: 806 Mansfield Court
CITY AND STATE: Schaumburg, Illinois 60172

OR RECORDER'S OFFICE BOX NO. 537
S.T. Unit 2 10-26-70

ADDRESS OF PROPERTY:
.....
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
.....
(Address)

2450
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
P.B. 10687
1890
SIO '01100
2000

500

DOCUMENT NUMBER
21 478 608

60-10-714-08 Unit E 14-15

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JOB NO. ST-101

Warranty Deed

LEVITT AND SONS, INCORPORATED
TO

CHRIS I. CARLSON

COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAR 13 '71 1 34 PM

Richard R. Olson
RECORDER OF DEEDS

21478608

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE