

UNOFFICIAL COPY

60-28-778

21 544 130

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 \$ 26,390.00 in hand paid, CONVEYS AND WARRANTS TO

ORLAN V. JENNINGS II AND BARBARA J. JENNINGS, HIS WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON.

14-15 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Unit 2 Area 30 Lot 1 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 appurtenance 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 relieved of 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 as abutting on 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 Towne 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 24th day of June 1971.



ATTEST:

LEVITT AND SONS, INCORPORATED

Lawrence M. Soifer
Assistant Secretary

By: 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 that as such Vice President and 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 thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.



UNDER my hand and official, this 24th day of June 1971.

Carol A. Goodwin
Notary Public

ADDRESS OF PROPERTY:

1804 Largo Court
Schaumburg, Ill.

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
Levitt & Sons, Inc.

(Name)
9950 W. Lawrence
(Address)
Schiller Park, Ill. 60176

GRANTEE RESIDES AT:

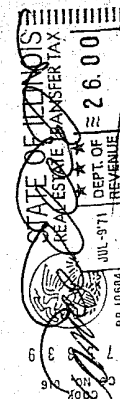
NAME: Orlan & Barbara Jennings

MAIL TO:

ADDRESS: 1804 Largo Ct.

CITY AND STATE: Schaumburg, Illinois 60172

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



DOCUMENT NUMBER
21 544 130

416481
Unit 2
60-28-778
3 stamps

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7-15-71

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JOB NO. ST-227

Warranty Deed

LEVITT AND SONS, INCORPORATED
TO

ORLAN V. JENNINGS II AND BARBARA
J. JENNINGS, HIS WIFE

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUL 13 '71 2 25 PM

Edna R. Chen
RECORDER OF DEEDS

21544130

END OF RECORDED DOCUMENT