

# UNOFFICIAL COPY

61-15-368  
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21 882 441

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 \$ 32,630.00 in hand paid, CONVEYS AND WARRANTS to

JAMES D. DAWSON AND KATHLEEN H. DAWSON, HIS WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON,

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

Unit 3 Area 13 Lot 2 in Sheffield Town Unit Three 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 May 21, 1971-as document 21487751 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 conveys 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, all easements appurtenant to the remaining parcels described in said Declaration, the easements hereby 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 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 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 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 19th day of April 1972



ATTEST:

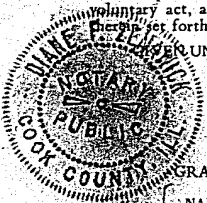
*Lawrence M. Soifer*  
Lawrence M. Soifer  
Assistant Secretary

LEVITT AND SONS, INCORPORATED

By: *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 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 therein set forth.



WITNESSED UNDER my hand and official, this 19th day of April 1972

*Diane F. Benawick*  
Notary Public

ADDRESS OF PROPERTY:

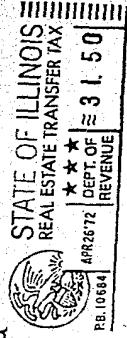
GRANTEE RESIDES AT:  
James D. Dawson and  
NAME. Kathleen H. Dawson  
MAIL TO: ADDRESS 1917 Hastings Court  
CITY AND STATE Schaumburg, Illinois 60172

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

SEND SUBSEQUENT TAX BILLS TO:  
LEVITT & SONS, INCORPORATED  
9950 West Lawrence  
Schiller Park, Illinois 60176

OR RECORDER'S OFFICE BOX NO. S.T. Unit 3 10-26-70

BOX 533



Cancelled  
0 9 6 6 4  
COOK COUNTY

500

31.50

DOCUMENT NUMBER

21 882 441

UNOFFICIAL COPY

JOB NO. SF-353

Warranty Deed

LEVITT AND SONS, INCORPORATED  
TO

JAMES D. DAMSON

AND

KATHLEEN H. DAMSON, HIS WIFE

Serial No. 106505-D

Div # 7  
(Dawson)

St Paul Federal



COOK COUNTY, ILLINOIS  
FILED FOR RECORD

APR 27 '72 2 05 PM

*William R. Olson*  
RECORDED FOR DEEDS

21882441

END OF RECORDED DOCUMENT