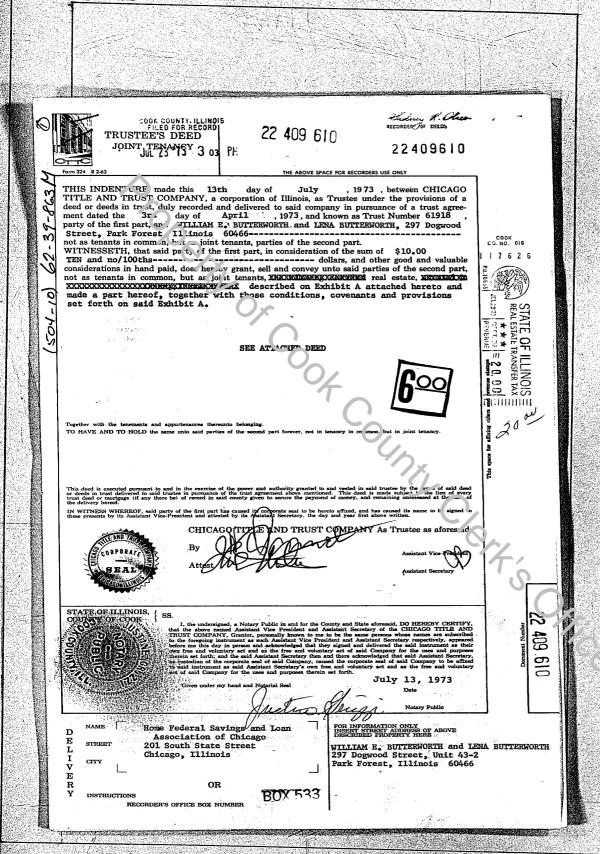
## UNOFFICIAL COPY





## EXHIBIT A

## ARBORETUM

as delineated on the Condominium Area Plat of Survey recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Do ument No. 22264934, of that part of Block 1 lying South of the following described line: Commencing on the East line of Block 1, 137.85 feet Northerly of the Southeast corner of said Block 1 (said East line having a bearing of North 0 degrees 03 minnes 25 seconds East) thence South 89 degrees 57 minutes 05 seconds Test 326.34 feet to the Westerly line of said Block 1 being the E sterly line of Dogwood Street; also all of Blocks 3, 4 and 5; sisc that portion of Block 6 lying Northerly, Northwesterly and Northeasterly of the following described line: Commencing on the Easterly line of Block 6, 186.52 feet South 41 degrees 22 minutes 20 seconds West of the intersection of said Easterly line in the Westerly line of Chestnut Street, thence North 48 a.graes 37 minutes 46 seconds West 205.62 feet thence South 41 degrees 22 minutes 45 seconds West 207.05 feet thence North 48 degrees 37 minutes 46 seconds West 207.05 feet thence North 48 degrees 22 minutes 45 seconds West 207.05 feet thence North 88 degrees 22 minutes 45 seconds West 207.05 feet thence North 88 degrees 22 minutes 45 seconds West 265.75 feet to the West line of said Block 6, leing the East line of Dogwood Street; all in Subdivision of Area as subdivision of the Southwest Quarter of Section 30 and prt of the Northwest Quarter of Section 31 all in Township 35 N. t. Range 14, East of the Third Principal Meridian, all in Cock County, Illinois, which Condominium Area Plat of Survey is recorted simultaneously with the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Arboretum in Park Forest, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22264933; together with the precentage of the common elements appurtenant to said unit as set firth in said Declaration, as amended from time to time.

Party of the first part also hereby grants to party of the second part, its successors and assigns as rights and easements appurtenant to the above-described real elevte, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part 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, restrictions, conditions, covenants and reservations contained in sail Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and is further subject to party wall and driveway rights and agreements; building line and use or occupancy conditions, restrictions and covenants of record and easements, including those established by one or more of the Plats of Subdivision recorded as Documents Nos. 18951798, 18951798 and 18962819; easements and agreements recorded as Documents Nos. 18517269, 14380516, 14552823, 17116696, 17116706, 17116695, 18387553, 19138405 and 19974674, and recorded public utility easements which do not underlie the existing improvements; general taxes for the current year and subsequent years, including permanently recurring special assessments and taxes not due



at the date hereof, and general taxes for the prior year; rights of the public, the State of Illinois and the Village of Park Forest in and to that part of the land taken or used for road purposes; acts done or suffered by, and judgments against, party of the second part or any person or persons claiming by, through or under him; title defects disclosed by Title Papers for which a title insurance company shall issue owner's title insurance at part of the first part's expense; and zoning and other local portinuces, and state and federal regulations, if any, which do not provide the use of the premises for residential purposes. On imp neuran the first es, and st. ibit the use

END OF RECORDED DOCUMEN