

22 459 052

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the Grantor, KAUFMAN AND BROAD HOMES, INC., an Illinois Corporation for and in consideration of Ten (\$10.00) Dollars and other Good and Valuable Consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, sell, convey and warrants to James A. Calabrese & Susan A. Calabrese, his wife Buyer(s) as joint tenants ~~with~~ their heirs, successors and assigns, forever, real estate situated in the County of Cook, State of Illinois, more particularly described as follows:

SEE ATTACHED RIDER

IN WITNESS WHEREOF, KAUFMAN AND BROAD HOMES, INC., has caused its name to be signed to this instrument by its President and attested by its Secretary and the Corporate Seal affixed hereto on this 27th day of August

KAUFMAN AND BROAD HOMES, INC.

By: [Signature]
Vice President

ATTEST:
[Signature]
Asst. Secretary

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that W.M. Vonberg Vice President and Gregory H. Johnson Secretary of KAUFMAN AND BROAD HOMES, INC., personally known to me to be the President and Secretary of KAUFMAN AND BROAD HOMES, INC., subscribed to the foregoing instrument appeared before me this day in person; and acknowledged that they sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of AUGUST, 1976

My Commission expires: 10-1-76



28
BOOK NO. 016
PAGE 449
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
22 459 052

GRANTEE: James A. Calabrese
1967 W. Hancock Drive
Hoffman Estates, Illinois

ADDRESS OF PROPERTY:
1967 W. Hancock Drive
Hoffman Estates, Illinois

MAIL TO: NAME James A. Calabrese
ADDRESS 1967 W. Hancock Dr.
CITY AND STATE Hoffman Estates, Ill
Box 53B

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

Property of Cook County Clerk's Office

FN 446017
AUG 29 6251-956E

UNOFFICIAL COPY

Rider to Deed Dated August 27, 1973

From Kaufman & Broad Homes, Inc. to James A. Calabrese & Susan A. Calabrese, his wife
Unit 5523 as delineated on a survey of the following described property:

Lots 43 through 61, both inclusive and lots 65 through 69, both inclusive, and all of Outlots 4 and 5 in Barrington Square Unit 5, being a subdivision of part of the West 1/4 of West 1/4 of Section 7, Township 41 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois, recorded in the Office of the Recorder of Deeds on November 16, 1972 as Document No. 22 122 817.

which survey is attached as Exhibit "A" to that certain Declaration Establishing a Plan of Condominium ownership, made by K-B Barrington Homes, Inc. as Grantor, and recorded in the office of the Recorder of Deeds of Cook County, Illinois on December 13th, 1972 as Document No. 22156226; together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration, and together with additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This deed is conveyed on the condition that the percentage of ownership of said Grantees in the Common Elements shall be divested pro tanto and vest in the Grantees of the other Units in accordance with the terms of said Declaration and any Amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Element pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, 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 said declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

22-159-052

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
AUG 29 '73 3 02 PM

William H. Olsen
RECORDED FOR DEEDS

*22459052

NOTED FOR RECORD, ILLINOIS
1973 AUG 29 3 02 PM
CLERK OF COOK COUNTY

NOTED FOR RECORD, ILLINOIS
1973 AUG 29 3 02 PM
CLERK OF COOK COUNTY

10050 (5-21-82)EE

55-123-025

END OF RECORDED DOCUMENT

SEE ATTACHED STICKER