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GEORGE E. COLE
LEGAL FORMS

NO. 804
OCTOBER, 1967

WARRANTY DEED

COOP
Statutory (ILLINOIS) FILE

(Corporation to Individual)

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RECORDED

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RECORDS
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(The Above Space For Recorder's Use Only)

582-3 62 613446

THE GRANTOR, MEDEMA BUILDERS, INCORPORATED

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS for and in consideration of the sum of TEN AND NO/100 DOLLARS

5.00

AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation CONVEYS and WARRANTS unto LAWRENCE A. DOWNES AND RENE D. DOWNES, HIS WIFE, NOT AS TENANTS IN COMMON, BUT IN JOINT TENANCY of the City of CHICAGO in the County of COOK and State of ILLINOIS the following described Real Estate situated in the County of COOK in the State of ILLINOIS to wit:

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Unit 53, as delineated on survey of certain lot or lots in Tierra Grande Courts, a subdivision of part of the Northeast quarter of Section 10, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded on the 15th day of September, 1972, as document 22082087, in Cook County, Illinois, which survey is attached as Exhibit "A-1", to the DECLARATION OF CONDOMINIUM OWNERSHIP, made by MEDEMA BUILDERS, INCORPORATED, together with percentage of the Common Elements appurtenant to the said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declaration 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 conditional limitation that the percentage of ownership of said Grantee in the Common Elements shall be divested pro tanto and vest in the Grantee 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 Grantee shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to said Declaration and to all the 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.

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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, and to current General Real Estate Taxes.

