

UNOFFICIAL COPY

GEORGE E. CULLE
LEGAL FORMS
NO. 804
OCTOBER, 1967

WARRANTY DEED
Statutory (ILLINOIS)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JAN 25 '74 2 02 PM

22 606 194

William P. Olson
RECORDER OF DEEDS

*22606194

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR

TEKTON CORPORATION

DELAWARE

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

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 Jerome Highsmith and Bonnie Highsmith, his wife, as joint tenants and not as tenants in common,

of the VILLAGE of WHEELING 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO GENERAL REAL ESTATE TAXES FOR THE YEAR 1973 AND SUBSEQUENT YEARS.

SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS THEREOF WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VICE President, and attested by its ASSISTANT Secretary, this 1st day of JANUARY, 1974.



TEKTON CORPORATION
(NAME OF CORPORATION)

BY *D.P. Cannon* VICE PRESIDENT
ATTEST: *D.P. Capriotti* ASSISTANT SECRETARY

State of ILLINOIS County of DUPAGE ss. I, the undersigned, a County Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that D.P. CANNON personally known to me to be the VICE President of TEKTON CORPORATION

~~and~~ D.P. CAPRIOTTI 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.

Given under my hand and official seal, this 1ST day of JANUARY, 1974.

Commission expires APR 24 1975 *Barbara Frank* NOTARY PUBLIC

MAIL TO { MORTGAGE INVESTMENT SERVICES, INC. }
{ 1010 JORIE BOULEVARD }
{ OAK BROOK, IL 60521 }

OR RECORDER'S OFFICE BOX NO. 533

ADDRESS OF PROPERTY, & GRANTEE
1324 Elder Court.

WHEELING, IL
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

COOK
CU NO. 016
04101



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
2500

5.00

APPLICANTS TO AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER
22 606 194

Property of Cook County Office
628107R

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EXHIBIT "A"

PARCEL 1:

Unit 58C as delineated on the Survey of following described Parcel of Real Estate (hereinafter referred to as Parcel): Lots 46, 49, 52, 53, 54, 55, 56, 57 and 58 in Cedar Run Subdivision, being a subdivision of the Northeast Quarter of Section 4, Township 42 North, Range 11, East of the Third Principal Meridian according to the Plat thereof recorded on October 1, 1971 as Document No. 21660890 in the Office of the Recorder of Deeds of Cook County, Illinois which Survey is attached as Exhibit "D" to Declaration of Condominium Ownership made by Tekton Corporation, a Corporation of Delaware, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22378213 and amended from time to time together with the undivided percentage interest in the common element in said Parcel (excepting from said Parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements dated November 3, 1972 recorded November 3, 1972 as Document No. 22109221.

This Deed is given on the conditional limitation 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 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 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 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.

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END OF RECORDED DOCUMENT