

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL RECORDS

OCTOBER 1957

WARRANTY DEED

COOK COUNTY, ILLINOIS

22 718 395

*Handwritten signature*

\*22718395

Statutory (ILLINOIS)  
1829301  
(Corporation to Individual)

MAR 13 1974 3 09F

(The Above Space For Recorder's Use Only)

(15-22) 63 02 870 R

THE GRANTOR VALE DEVELOPMENT COMPANY

a corporation created and existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the State of Illinois for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto Peter Richards Nagel & Francesca Nagel, his wife, not in tenancy 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:



EXHIBIT "A" TO WARRANTY DEED DATED THIS 9th DAY OF April 1974, BETWEEN VALE DEVELOPMENT COMPANY, AN ILLINOIS CORPORATION, GRANTOR, AND GRANTEE(S).

Unit No. 139 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel");

Lots through 314, inclusive, and Lots 316 through 334, inclusive, in Elk Grove Estates Townhome Condominium Parcel "C", being a subdivision of part of the Southwest Quarter of Section 29 and part of the Northwest Quarter of Section 32, all in Township 41 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois, according to the plat thereof recorded October 23, 1972, as Document No. 22093742 in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium Ownership made by Vale Development Company, recorded in the office of the Recorder of Deeds of Cook County as Document No. 22100598, as amended by Documents Nos. 22147283, 22190858, 22216566, 22331243, and 22435843; 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; also together with an exclusive easement for parking purposes in and to Parking Space No. 226, all as defined and set forth in said Declaration and survey, as amended.

This Deed is conveyed 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 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 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.

Grantor also grants to Grantee(s), its 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 the Declaration of Covenants and Restrictions relating to the Elk Grove Village Estates Homeowners' Association recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 20995530, and Grantor reserves in itself, its successors and assigns, the rights and easements set forth in said Declarations for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the aforementioned two Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein, and to general taxes for the year 1972; special taxes or assessments for improvements theretofore completed; other easements, covenants, restrictions and building lines of record; applicable zoning laws and ordinances; and acts done or suffered by Grantees.

THIS INSTRUMENT WAS PREPARED BY  
MORTON C. KAPLAN 800 E. Northwest Hwy.  
Palatine, Illinois 60067

22 718 395

# UNOFFICIAL COPY

Property of Cook County Office

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 9 day of April, 1924.



**VALE DEVELOPMENT COMPANY**  
(NAME OF CORPORATION)  
BY Robert C. Winkle Vice President  
ATTEST Harold C. Holmes Assistant Secretary

State of Illinois County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert C. Winkle personally known to me to be the Vice President of the Vale Development Company



corporation, and Harold C. Holmes 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 30 day of April, 1924

Commission expires April 10 1928 Robert L. Balaban  
NOTARY PUBLIC

ADDRESS OF PROPERTY:  
768 Gloucester Drive

MAIL TO: (Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(City, State and Zip) \_\_\_\_\_

Elk Grove Village, Ill.  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO: \_\_\_\_\_  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

OR RECORDER'S OFFICE BOX NO. **BOX 533**

AFFIX "RIDERS" OR REVENUE STAMPS

*Stamp 2732 (over)*

THIS INSTRUMENT WAS PREPARED BY MORION G. KAPLAN 800 E. Northwest Hwy, Palatine, Illinois 60067

DOCUMENT NUMBER

**22718395**

## END OF RECORDED DOCUMENT