

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY
MORTON C. KAPLAN 803 E Northwest Hwy.
Palatine, Illinois 60067

WARRANTY DEED

22 780 075

THE GRANTOR, CENTEX HOMES CORPORATION, a Nevada corporation, authorized to transact business in the State of Illinois, for the consideration of Ten Dollars (\$10) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto Sol Averbuch & Clara Averbuch, his wife, of the City of Chicago, County of Cook and State of Illinois, not in tenancy in common but in joint tenancy, the following described Real Estate in Cook County, Illinois to wit:

PARCEL ONE:

Unit 1515, as delineated on the plat of survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): The North half of the Northwest quarter of the Northwest quarter of Section 36, Township 41 North, Range 13 East of the 3rd Principal Meridian (except the North 33 feet thereof, the East 698 feet thereof, and the West 40 feet thereof and except therefrom that part described as follows: beginning on the South line of West Touhy Avenue at a point 26 ft. East of the intersection of the East line of North Kedzie Avenue and the South line of West Touhy Avenue; thence South parallel to said line of North Kedzie Avenue 100 feet; thence South West 352.26 feet to a point on said East line of North Kedzie Avenue, said point being 450.00 feet South of said South line of West Touhy Avenue; thence North, along said East line of North Kedzie Avenue, 450.00 feet, to said South line of West Touhy Avenue; thence East, along said South line of West Touhy Avenue, 26.00 feet to the point of beginning) in Cook County, Illinois, which plat of survey is attached as Exhibit A to the Declaration of Condominium Ownership by Centex Homes Corporation, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 2, 906206 together with an undivided 1/6412 interest in the above described parcel, excepting therefrom all of the units, as defined and set forth in the said Declaration of Condominium Ownership and survey.

PARCEL TWO:

Basement for the benefit of Parcel 1 as set forth in the Declaration of Basement dated June 3, 1968 and recorded June 14, 1968 as Document 205,236 made by Winston Gardens, Incorporated, a corporation of Illinois, for vehicular ingress and egress over the following described land: The North 30 feet, as measured at 90 degrees to the North line thereof, of a tract of land consisting of Blocks 4 and 5 together with all that part of vacated North Albany Avenue lying North of the South line of Block 5 extended West, said extension also being the South line of vacated West Lunt Avenue, and lying South of the North line of said Block 5 extended West, said extension also being the North line of vacated West Eaton Avenue, together with all of the vacated West Lunt Avenue, lying East of the East line of North Kedzie Avenue and together with all of the vacated West Eaton Avenue, lying East of the East line of North Kedzie Avenue all in College Green Subdivision of part of the West half of the North West quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian (except that part of the above described tract described as follows: Beginning at the North East corner of said tract; thence West along the North line of said tract 505.51 feet; thence South along a line parallel to the East line of said tract 681.49 feet to the South line of said tract; thence East along the South line of said tract 505.49 feet to the South East corner of said tract; thence North along the East line of said tract 681.82 feet to the point of beginning) in Cook County, Illinois.

GRANTEE(s) reside(s) at: 7141 N. Kedzie Avenue, Chicago, Illinois 60645

THE GRANTOR, also hereby grants to the Grantees, 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 of Condominium Ownership and the Grantee reserves to itself, its successors and assigns, the rights and easements set forth in the said Declaration of Condominium Ownership for the benefit of the remaining property described therein.

This deed is subject to and the Grantees shall be bound by all rights, easements, restrictions, conditions, covenants and reservations contained in the said Declaration of the Condominium Ownership, the same as though the provisions of the said Declaration of Condominium Ownership were recited and stipulated at length herein.

This deed is subject to general taxes for the year 1973 and subsequent years; building, building lines; use or occupancy restrictions, ordinances; easements of record; and roads and highways, if any.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be affixed and has caused its name to be signed to these presents by its Vice President and attested by its Assistant Secretary, this 10 day of July, 1974.

CENTEX HOMES CORPORATION

ATTEST



Assistant Secretary
Robert C. Winkler

By

Vice President
David F. Webber

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STATE OF ILLINOIS)

COUNTY OF COOK)

KANE

I, *Robert C. Winkle* in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that David F. Webber Vice President and
Assistant Secretary personally known to me to be the same
Robert C. Winkle
persons whose names are subscribed to the foregoing instrument, appeared before me this day in person
and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary
act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10 day of July, 1974.

My commission expires

4/10/78

Notary Public



*Mail to:
Century Home Corporation
800 E. Northland Highway
Palmdale, CA 91367*

BOX 533

*22780075

RECORDED IN DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD
JUL 11 1974 3 01 PM

END OF RECORDED DOCUMENT