

UNOFFICIAL COPY

22 972 686

THE GRANTOR, LEVITT AND SONS, INCORPORATED, Lake Success, New York, a Delaware corporation authorized to transact business in the State of Illinois, for and in consideration of the sum of \$ 40,810.00 in hand paid, CONVEYS AND WARRANTS to

HOWARD BERNSTEIN AND LINDA BERNSTEIN, HIS WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON.

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Unit 1 Area 2 Lot 2 in Sheffield Town Unit One being a subdivision of part of the Northeast 1/4 of Section 18 and the Northwest 1/4 of Section 17, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded May 13, 1970 as Document 21157257 in Cook County, Illinois.

Subject to covenants, restrictions and easements of record, including a Declaration of Covenants, Restrictions, Easements, Charges and Liens recorded October 23, 1970 as Document 21298600. Grantor grants to the Grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration and as set forth in the aforesaid Plat of Subdivision for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Reserving to the Grantor, its successors and assigns, easements for the installation, maintenance, repair and replacement of public utilities and drainage in and over those portions of the premises as are shown as such easement areas on the above referenced plat. No utility and drainage mains, cables and other appurtenances thereto or meters are included in this conveyance.

Subject to the further reservation that the Grantor, its successors and assigns, except to the extent that the Grantor may otherwise have expressly warranted to the Grantees, shall be at all times hereafter relieved of and released from any and all claims, liabilities and suits arising out of the design, workmanship, materials or other aspects of the construction of the building and improvements on the property conveyed. AC

Title to public streets has been reserved and dedicated for public use. The fee title to any lot described as bounded by any street, lane, walkway, park, playground, lake, pond, pool or any other common property which has not been dedicated or accepted by the public and the fee title to any lot shown on the recorded plat of Sheffield Town as abutting upon any such common property shall not extend to or upon such common property and the fee title to such common property has been or is reserved to the Grantor for conveyance to the Sheffield Towne Association for the common enjoyment of all of the residents in Sheffield Town.

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association including contract sellers, shall be a member of the Association.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its corporate seal to be hereto affixed, this 13 day of December 1974.



LEVITT AND SONS, INCORPORATED

By Lawrence M. Solfer
Lawrence M. Solfer
Vice President

500

ATTEST:

Florence L. Goodman
Secretary

STATE OF NEW YORK)
COUNTY OF NASSAU) SS:



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that LAWRENCE M. SOLFER, personally known to me to be the Vice President of LEVITT AND SONS, INCORPORATED, and FLORENCE L. GOODMAN, personally known to me to be the 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 Secretary of said corporation, they signed and delivered the said instrument as Vice President and Secretary of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of the 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 seal this 13 day of December, 1974.

Lorraine D. Elshorn
Notary Public
NOTARY PUBLIC, State of New York
No. 30-6161106
Qualified in Nassau County, New York
Commission Expires March 20, 1978 60172

MAIL To:

Howard & Linda Bernstein

1942 Cheltenham Ct.
Schaumburg, Ill.

Name of Grantee
ROBERT F. BRANDOWEN
Name of Person Preparing Deed

Address
9950 West Lawrence Avenue
Schiller Park, Illinois
Address

Zip
60176
Zip

63-52-306. xc/uc
07/17/02
1/25/75

LATER DATE
UNIT B

22 972 686

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD
JAN 23 '75 12 48 PM

William R. Wilson
RECORDING CLERK

*22972686

55 JAN 23 '75

Property of Cook County Clerk's Office

55 JAN 23 '75