

THIS INSTRUMENT WAS PREPARED BY
0708 105 FEB 13 63-62-725E

Linda Brown 1010 Jorie Blvd.
Oakbrook, Ill. 60521

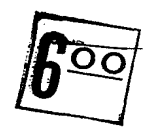
WARRANTY DEED

22 996 755

Exc # 462609

KNOW ALL MEN BY THESE PRESENTS that the Grantor, KAUFMAN AND BROAD HOMES, INC., an Illinois Corporation for and in consideration of Ten (\$10.00) Dollars and other Good and Valuable Consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, sell, convey and warrants to
Carl R. Birns and Susan C. Birns, his wife Buyer(s)
as joint tenants (with right of survivorship) their heirs, successors and assigns, forever, real estate situated in the County of Cook State of Illinois, more particularly described as follows:

See Attached Legal



IN WITNESS WHEREOF, KAUFMAN AND BROAD HOMES, INC. has caused its name to be signed to this instrument by its President and attested by its Secretary and the Corporate Seal affixed hereto on this 29th day of January 1975

KAUFMAN AND BROAD HOMES, INC.

By: [Signature] President

ATTEST
[Signature] Asst. Secretary



3/20

SUBJECT TO GENERAL TAXES FOR 1975 AND SUBSEQUENT YEARS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert W. Fish and M. H. Rabin personally known to me to be the President and Secretary of KAUFMAN AND BROAD HOMES, INC., subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed and sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of January 1975

My Commission expires: 10/1/76

ADDRESS OF PROPERTY:
1761 Queensbury Circle
Hoffman Estates, Illinois 60172

GRANTEE: Carl R. Birns
1761 Queensbury Circle
Hoffman Estates, Illinois 60172

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

MAIL TO: NAME Carl R. Birns
ADDRESS 2416 W. Bryn Mawr
CITY AND STATE Chgo., Il. 60659

SEND SUBSEQUENT TAX BILLS TO: Carl R. Birns (NAME)
(same as above) (ADDRESS)

22 996 755

BOX 533

Rider to Deed Dated 1/29/75

FROM KAUFMAN AND BROAD HOMES, INC. TO: _____

Carl R. Birns and Susan C. Birns, his wife

UNIT 5802, as delineated on a survey of the following described property:

Lots 43 through 82, both inclusive, Lots 84 through 92, both inclusive and Lots 95 & 96 and all of Outlots 4, 5, 6 and 7, in Barrington Square Unit 5, being a subdivision of part of the West half of Section 8, Township 41 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois, recorded in the office of the Recorder of Deeds on November 16, 1972 as Document No. 22-122-817.

A copy of which survey is attached as Exhibit "A" to that Certain Declaration Establishing a Plan for Condominium Ownership, and Covenants, Easements, and Restrictions made by Kaufman and Broad Homes, Inc., as Grantor, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois on December 15, 1972, as Document No. 22-156-226; together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time as provided in said Declaration.

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 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.

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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UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

FEB 13 '75 2 10 PM

William J. Kane
RECORDED BY JEDC

*22996755

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT