

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 804
OCTOBER, 1967

WARRANTY DEED
COOK COUNTY, ILLINOIS
FILED FOR RECORD

Barbara K. Olson
RECORDER OF DEEDS

Statutory (ILLINOIS)

FEB 21 '73 1 06 PM

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22227055

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR Vale Development Company

a corporation created and existing under and by virtue of the laws of the State of Illinois
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 Jose S. Dela Rosa, Jr. and Leovigilda C. Dela Rosa,
Rosa, his wife, not in tenancy in common, but in joint tenancy,
of the Village of Elk Grove 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)

EXHIBIT "A" TO WARRANTY DEED DATED THIS _____ DAY OF _____
1973, BETWEEN VALE DEVELOPMENT COMPANY, AN ILLINOIS CORP-
ORATION, GRANTOR, AND _____
GRANTEE(S).

Unit No. 17 as delineated on survey of the following described parcel
of real estate (hereinafter referred to as "Parcel");

Lots 125 through 152, inclusive, and lots 277 through 304, inclusive, and
Lots 309, 310, 311, 329, 330 and 334 in Elk Grove Estates Townhome Con-
dominium 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; 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. 285,
all as defined and set forth in said Declaration and survey.

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 Decla-
ration 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.

(15-7) 61 78 571 R

5.00

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Property of Cook County

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 14th day of November, 1972



VALE DEVELOPMENT COMPANY
(NAME OF CORPORATION)

BY Robert G. Winkle Vice PRESIDENT
ATTEST: Robert P. Galkins 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 G. Winkle personally known to me to be the Vice President of the Vale Development Company, an Illinois

corporation, and Robert P. Galkins 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 14th day of November, 1972

Commission expires May 10 1973 Joseph D. Allbright NOTARY PUBLIC

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
99914
22 227 055
DOCUMENT NUMBER

ADDRESS OF PROPERTY: GRANTEES!
819 Pahl Road
Elk Grove Village, IL 60007
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

MAIL TO: (Name)
(Address)
(City, State and Zip)
OR RECORDER'S OFFICE BOX NO. BOX 533

END OF RECORDED DOCUMENT