

# UNOFFICIAL COPY

GEORGE E. COLE\*  
LEGAL FORMS

NO. 804  
OCTOBER, 1974  
FILED

WARRANTY DEED

Statutory (ILLINOIS) MAR 8 1 17 PM '75

23 409 756

\*23409756

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

*Kidney R. Olson*

64 31 796 4

06 13 399 999 1035

THE GRANTOR ----- THE ROBINO-LADD COMPANY -----  
a corporation created and existing under and by virtue of the laws of the State of Delaware  
and duly authorized to transact business in the State of Illinois, for and in consideration of  
the sum of Ten and other good and valuable considerations DOLLARS,  
in hand paid, and pursuant to authority given by the Board of Directors of said corporation  
CONVEYS and WARRANTS unto LARRY A. ROBBINS, a Bachelor  
of the City of Park Ridge 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:

Unit 705-3 in Brookside - SEE CORRECT LEGAL DESCRIPTION ATTACHED  
HERETO AND MADE A PART HEREOF.

Subject to taxes for the year 1975 and subsequent years, and to  
grants, dedications, covenants and restrictions of record.

Deed prepared by : Sharon M. Chrisman  
The Robino-Ladd Company  
451 Coventry Green  
Crystal Lake, IL 60014



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  
Asst. Secy Secretary, this 10th day of January, 1976.



THE ROBINO-LADD COMPANY  
(NAME OF CORPORATION)  
BY Donald R. Meyer, Jr. VICE PRESIDENT  
ATTEST Donald R. Meyer ASST. SECRETARY

State of Illinois, County of McHenry ss. I, the undersigned, a Notary Public, in and for the  
County and State aforesaid, DO HEREBY CERTIFY, that Donald R. Meyer, Jr.  
personally known to me to be the Vice President of the The Robino-Ladd Company



corporation, and Donald R. Meyer, Jr. personally known to me to be  
the Asst. Secretary of said corporation, and personally known to  
me to be the same persons whose names are subscribed to the foregoing instru-  
ment, appeared before me this day in person and severally acknowledged that as  
such Vice President and Asst. Secretary, they signed  
and delivered the said instrument as Vice President and Asst.  
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 10th day of January, 1976

Commission expires January 1980  
Karen J. Smith  
NOTARY PUBLIC

ADDRESS OF PROPERTY:  
705 Garden Circle, #3

MAIL TO: { Home Federal Savings & Loan (Name)  
201 S. State Street (Address)  
Chicago, IL 60604 (City, State and Zip) }

Streamwood, IL 60103  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Mr. Larry A. Robbins  
705 Garden Circle, #3

OR RECORDER'S OFFICE BOX NO. BOX 533 Streamwood, IL 60103

APPLY RIDERS OR REVENUE STAMPS HERE

CLERK'S OFFICE

22

DOCUMENT NUMBER  
23 409 756

RIDER TO DEED  
FOR  
BROOKSIDE CONDOMINIUM

Unit 703-3 in Brookside Condominium as delineated on survey of certain lots or parts thereof in Ladd's Garden Quarter Streamwood, being a Subdivision in Section 13, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded February 13, 1974 as Document No. 22628134, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by The Robino-Ladd Company, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22848901, as amended, together with the percentage of the Common Elements appurtenant to said Unit as set forth in such Condominium Declaration, as amended from time to time, which percentage shall automatically change in accordance with amendments to said Condominium Declaration as same are filed of record, and together with additional Common Elements as such amendments to said Condominium Declaration are filed of record, in the percentages set forth in such amendments, which percentage in such additional Common Elements shall automatically be deemed to be conveyed effective on the recording of each such amendment as though conveyed hereby.

This deed is given 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 Condominium Declaration and any amendments 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 Condominium Declaration and to all the other terms thereof, which is hereby incorporated herein by reference thereto, and to all the terms of each amendment recorded pursuant thereto.

Grantor also hereby grants to Grantee, their successors and assigns, as an easement appurtenant to the land herein conveyed, a perpetual, exclusive easement for parking purposes in and to parking area No. G-703-3 as defined and set forth in said Declaration and Survey.

This conveyance is also subject to the following: general taxes for 19 <sup>75</sup> and subsequent years, all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations, and same as though the provisions thereof were recited and stipulated at length herein; all other easements, covenants, conditions, restrictions and reservations of record; building lines and building and zoning laws and ordinances; and the Condominium Property Act of the State of Illinois.

23 409 756

END OF RECORDED DOCUMENT