

UNOFFICIAL COPY

GEORGE E. COLE* No. 810
LEGAL FORMS July, 1967

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

23 480 524

(The Above Space For Recorder's Use Only)

A77952
D

THE GRANTOR S CHARLES S. ZINN and DENISE M. ZINN, his wife,

of the Village of Vernon Hills County of Cook State of Illinois
for and in consideration of TEN AND NO/100THS (\$10.00)***** DOLLARS.
and other good and valuable considerations and receipt acknowledged in hand paid,
CONVEY S and WARRANT S to DOUGLAS W. CLARK and LINDA A. CLARK, his
wife, 27 N. Dryden, Arlington Heights, Illinois 60004

of the Village of Arlington Hgts County of Cook State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of C O O K in the State of Illinois, to wit: Unit 107 D as delineated on
survey of the following described parcel of real estate (hereinafter referred to
as "Parcel"): Part of the Southeast 1/4 of the Northwest 1/4 of Section 24,
Township 42 North Range 11, East of the Third Principal Meridian, being situated
in Wheeling Township, in Cook County, Illinois. Which survey is attached as
Exhibit "A" to Declaration of Condominium for Quincy Park Condominium Number 1
made by Exchange National Bank of Chicago, a National Banking Association, as Trustee
under trust agreement dated January 4, 1971 and known as trust number 24678
recorded in office of Recorder of Cook County, Illinois as Document Number
21,623,205 together with an undivided 1/8 interest in said Parcel (excepting from
said Parcel all the property and space comprising all the units thereof as
defined and set forth in said Declaration and survey).

SUBJECT TO: Any and all taxes and assessments for the year 1975 and subsequent
years; any and all conditions, restrictions, agreements, easements,
mortgages, declarations and the following:

1. Easement, in, upon, under and along the part of the land as shown on Exhibit A attached thereto to install and maintain all equipment for the purpose of serving the land and other lands with telephone and electric service, together with right of access thereto, as created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded July 8, 1971 as document 21537806.
2. Terms, provisions and limitations contained in the Regulatory Agreement recorded June 23, 1971 as document 21521541.

(Continued on reverse side)
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 22nd day of April 19 76

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Charles S. Zinn (Seal) Denise M. Zinn (Seal)
CHARLES S. ZINN DENISE M. ZINN

(Seal) (Seal)

State of Illinois, County of C O O K ss. I, the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES S. ZINN and
DENISE M. ZINN, his wife,

personally known to me to be the same person whose name
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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of May 19 76

Commission expires May 11, 19 80
[Signature] NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: HENRY H. LEVIN, 77 West Washington Street, Chgo., Ill/.

MAIL TO
ARLINGTON HEIGHTS FEDERAL
SAVINGS AND LOAN ASSOCIATION
LOAN CLOSING DEPARTMENT
25 EAST CAMPBELL ST.
ARLINGTON HEIGHTS, ILL. 60005

ADDRESS OF PROPERTY:
1577 Quaker Lane
Wheeling, Illinois

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

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

CO. NO. 015
8 0 2 4 0
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
220050

IX "RIDERS" OR REVENUE STAMPS HERE

CO. NO. 015
8 0 2 4 7
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
220050

DOCUMENT NUMBER

23 480 524

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(Continued from reverse side)

3. Covenants, conditions and restrictions contained in the Declaration made by the Exchange National Bank of Chicago, a national banking association as trustee under trust agreement dated January 4, 1971 and known as trust no. 24678 and Quincy Park, an Illinois limited partnership dated September 10, 1971 and recorded September 15, 1971 as document 21623204 relating to the creation of Quincy Park Homeowners Association a not for profit corporation of Illinois with rights to construct and maintain the common areas and all community facilities, thereon, membership and voting rights in the association and easement for ingress and egress, utilities and parking spaces.

4. Covenants, conditions and restrictions contained in the Declaration made by the Exchange National Bank of Chicago, national banking association as trustee under trust agreement dated January 4, 1971 and known as trust no. 24678 and Quincy Park, an Illinois limited partnership dated September 10, 1971 and recorded September 15, 1971 as document 21623204 relating to the use of the land, character and location of buildings, animals, signs, window displays, offensive activities, storage of materials, fences, walls and patios, unsightly areas and to construction and alterations.

5. Provisions contained in the Declaration made by the Exchange National Bank of Chicago, national banking association, as trustee under trust agreement dated January 4, 1971 and known as trust no. 24678 and Quincy Park, an Illinois Limited Partnership dated September 10, 1971 and recorded September 15, 1971 as document 21623204 establishing annual assessments to pay the cost of maintaining, operating, and administering the common areas and special assessments for the construction, repair or replacement of a capital improvement, including necessary fixtures and personal property to be paid to the Quincy Park Homeowners Association and providing that such annual and special assessments shall be a charge on the dwelling unit to which it is assessed and shall be a continuing lien upon the land. Said instrument provides that the lien shall be subordinate to the lien of any first mortgage.

6. Terms, provisions and limitations of the regulatory agreement between Quincy Park Condominium No. 1 Association and the Federal Housing Commissioner dated September 9, 1971 and attached to Declaration recorded September 15, 1971 as document 21623205.

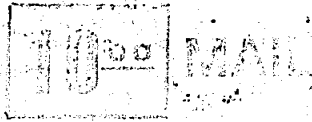
7. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded September 15, 1971 as document 21623205.

8. Limitations and conditions imposed by the "Condominium Property Act".

1976 MAY 11 AM 11 29
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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO



23480524
GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT