

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 804
OCTOBER, 1967

WARRANTY DEED COOK COUNTY, ILLINOIS
FILED FOR RECORD

Statutory (ILLINOIS) Oct 26 2 04 PM '76

23 687 211

Edmund R. Wham
RECORDER OF DEEDS
*23687211

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR *ILLINOIS COMMUNITIES CORPORATION*

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 00/100 DOLLARS.

in hand paid, in pursuance to authority given by the Board of Directors of said corporation
CONVEYS and WARRANTS unto MICHAEL J. GALLOGLY, a bachelor, and DIANNE M. FOX,
a spinster, as joint tenants and not tenants in common.
of the Village of Arlington Heights 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 Attached.

Subject to: Real estate taxes for the current year; easement and restriction
of record; zoning and building laws and ordinances; party wall rights, if any;
roads, highways and right of way, if any.

Grantee's Address:
1346-2 Kingsbury Dr.
Hanover Park, Illinois 60103

This Instrument Prepared by:
Dennis G. Taheny
4402 Tollview Drive
Rolling Meadows, Illinois 60008

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 17th day of September, 1976

ILLINOIS COMMUNITIES CORPORATION
(NAME OF CORPORATION)

BY Russell Schlatter Vice PRESIDENT
ATTEST: Alice D. Johnson 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 Russell Schlatter
personally known to me to be the Vice President of the Illinois Communities

corporation, and Alice D. Johnson 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 instru-
ment, 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 17th day of September, 1976

Commission expires February 1 1977 Milton J. Dawley
NOTARY PUBLIC

ADDRESS OF PROPERTY:
1346-2 Kingsbury Dr.

Hanover Park, Illinois 60103
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Michael J. Gallogly
1346-2 Kingsbury Dr.
Hanover Park, Illinois
(Address)

MAIL TO:

(Name)

(Address)

(City, State and

BOX 533

OR

RECORDER'S OFFICE BOX NO.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

COOK
CO. NO. 016
26041



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
35.00

DOCUMENT NUMBER

23 687 211

LARKSPUR 6 CONDOMINIUM

UNIT LEGAL DESCRIPTION FOR DEEDS

Unit 2 in Building 98 as delineated on a survey of the

following described parcel of real estate:

A part of Lot 4 of Hanover Highlands, Unit #10 a Subdivision in Section 30, Township 41 North, Range 10 East of the Third Principal Meridian, according to a plat thereof recorded in Cook County, Illinois as Document 20-672-558,

which survey is attached as Exhibit D to a Declaration of Condominium for the Larkspur 6 Condominium made by ILLINOIS COMMUNITIES CORPORATION, an Illinois Corporation, and recorded in Cook County, Illinois as Document No. 22628307 as amended by Document No. 22886547, and further amended by Document No. No. 22944958, and further amended by Document No. 23013666, and further amended by Document No. 23223494, and further amended by Document No. 23397620, and further amended by Document No. 23439717, and further amended by Document No. 23568617, (the "Declaration"); together with undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit E to the Declaration, as Exhibit E may be amended by an amendment to the Declaration (Amended Declaration") which may from time to time be recorded as provided in the Declaration, which undivided percentage interest shall automatically change as provided in an Amended Declaration; and together with additional common elements as may be added or annexed by such Amended Declaration, in the percentages set forth in such Amended Declaration, which percentages shall automatically be deemed to be conveyed effective upon the recording of such Amended Declaration the same as though conveyed hereby.

Grantor also hereby grants to grantees, their heirs, 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 Declaration, and in the Articles of Incorporation for the Larkspur Homeowners' Corporation recorded in Cook County, Illinois as Document No. 22-133-330, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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This deed is conveyed on the conditional limitation that upon the recording of an Amended Declaration the undivided percentage interest of the common elements allocated to said unit shall be divested pro tanto to the reduced undivided percentage interest allocated to said unit as set forth in such Amended Declaration and vested in the Grantees of the other units in accordance with the terms and percentages as set forth in such Amended Declaration, and the right of revocation is also hereby reserved to the Grantor 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 the Declaration and to all the other terms of the Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the aforementioned Declaration and Articles of Incorporation the same as though the provisions of said Declaration and Articles of Incorporation were recited and stipulated at length herein.

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END OF RECORDED DOCUMENT