

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 804  
OCTOBER, 1967

## WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

1976 NOV 5 PM 1 51

23 700 249

(The Above Space For Recorder's Use Only)

THE GRANTOR Forest Hills 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.  
 and other good and valuable consideration  
 in hand paid, and pursuant to authority given by the Board of Directors of said corporation  
 CONVEYS and WARRANTS unto Priscilla J. Pearce, a spinster, 14. S.  
LaGrange Road  
 of the Village of LaGrange 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 legal description)

Unit 5802-71, as delineated on Plat of Survey of the following described parcel of real estate: That part of the Northwest  $\frac{1}{4}$  of Section 17 and that part of the Northeast  $\frac{1}{4}$  of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 18; thence South on the East line of said Section 18, 450.50 feet; thence West parallel with the North line of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 18, 111.00 feet; thence South at right angles to the last described line 92.00 feet; thence East parallel with the North line of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 18, 59.40 feet to the place of beginning; thence continuing East along said parallel line 141.33 feet to the center line of Wolf Road; thence Southerly along the center line of said Wolf Road, 152.59 feet; thence West parallel with the North line of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 18, 162.53 feet; thence North at right angles to the last described line, 152.12 feet to the place of beginning, in Cook County, Illinois; which Plat of Survey is attached as EXHIBIT "B" to Declaration of Condominium made by Pullman Bank and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated July 9, 1968, and known as Trust No. 71-80632, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 23407018; 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 or 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.

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 hereby grants to the Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the aforementioned Declaration, and Grantor 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 the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to Real Estate taxes for 1976 and subsequent years and covenants, conditions, restrictions and easements of record.

23 700 249

STATE OF ILLINOIS  
 DEPT. OF REVENUE  
 NOV-576  
 REC'D  
 07154

1000

23700249  
 DOCUMENT NUMBER

ring

Property of Cook County

Subject to: Mortgage of Record.

THIS INSTRUMENT PREPARED BY: Mr. Ed Karas, 5501 Grand, Western Springs, Illinois 60558.

In Witness Whereof, said Grantor has caused its corporate seal to be here to affixed, and has caused its name to be signed to these presents by its Secretary, this 30th day of September, 1976.

FOREST HILLS DEVELOPMENT COMPANY

BY Roger A. Anderson, PRESIDENT
ATTEST: Edward J. Karas, 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 Roger A. Anderson personally known to me to be the President of the Forest Hills Development Company, an Illinois

corporation, and Edward J. Karas personally known to me to be the 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 President and Secretary, they signed and delivered the said instrument as President and 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 30th day of September, 1976

Commission expires Sept. 28, 1980 [Signature] NOTARY PUBLIC

MAIL TO: Ruth T. Anderson (Name) 448 E. Sixth (Address) Hinsdale, Illinois 60521 (City, State and Zip)

ADDRESS OF PROPERTY: 5802 Wolf Road, #1 Western Springs, Ill. 60558 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Ruth T. Anderson (Name) 5501 Grand Ave., Western Springs (Address)

REVENUE STAMPS HERE

STATE OF ILLINOIS RECEIVED NOV-27 6 DEPT. OF REVENUE

100 E

DOCUMENT NUMBER 23700249