

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 404  
September, 1975

WARRANTY DEED

ILLINOIS  
RECORD

23 765 55

Lo# 87060-0

*William K. ...*  
CLERK OF DEEDS

Statutory (Illinois)

JAN 3 3 10 PM '77

\*23766553

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR -----THE ROBINO-LADD COMPANY, A DELAWARE CORPORATION-----

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 to ROBERT F. CRONIN AND MARY JANE CRONIN, HIS WIFE, NOT  
AS TENANTS IN COMMON, BUT IN JOINT (NAME AND ADDRESS OF GRANTEE)  
TENANCY - 1301 N. 9th Avenue, Melrose Park, Cook County, Illinois

the following described Real Estate situated in the County of Cook  
in the State of Illinois, to wit:

**Unit 803 #6A, in Brookside Condominiums --- SEE CORRECT LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

Unit Number 803#6A in Brookside Condominiums, as delineated on survey of certain lots of parts thereof, in Ladd's Garden Quarter Steamboat, being a Subdivision in Section 13, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded February 17, 1974 as Document Number 2272481, 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 Number 2272481, 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, excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) in Cook County, Illinois.

Also:  
Together with an easement for parking purposes in and to parking space number G-803#6A as defined and set forth in said declaration and survey, all in Cook County, Illinois.

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 Cook County 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-803#6A, as defined and set forth in said Declaration and Survey.

This conveyance is also subject to the following: general taxes for 19\_\_ 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.

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Subject to taxes for the year 1976 and subsequent years, and to grants, dedications, covenants and restrictions of record.

Deed prepared by: Margaret M. Birmingham  
THE ROBINO-LADD COMPANY  
451 Coventry Green  
Crystal Lake, Illinois 60014

ATTN: RIDERS FOR REVENUE STAMPS HERE

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. Secretary, this 6th day of October 1976



THE ROBINO-LADD COMPANY

*Donald Gerstad*  
*Donald R. Meyer, Jr.*

Vice

Asst.

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 Gerstad personally known to me to be the Vice President of 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 instrument, 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 6th day of October 1976

Commission expires, January 19 80

This instrument was prepared by \_\_\_\_\_

(NAME AND ADDRESS)

*& Guarantee*  
803 Garden Circle #6A

Home Federal Savings & Loan  
201 South State Street  
Chicago, Illinois 60604



Streamwood, Illinois 60103  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO  
Mr. & Mrs. Robert F. Cronin  
803 Garden Circle #6A  
Streamwood, Illinois 60103

*4100*

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END OF RECORDED DOCUMENT