

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy
Statutory Provisions

STATE OF ILLINOIS
RECORDING RECORD

23 776 388

Madison K. DeWitt
RECORDER OF DEEDS

(Corporation to Individual)

JAN 11 1 52 PM '77

(Use Above Space For Recorder's Use Only)

*23776388

THE GRANTOR M. J. MILES CONSTRUCTION CO., 4950 Main Street, Skokie, Illinois, 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 DOLLARS,

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto Samuel H. Feldman and Ilene Feldman, his wife not in Tenancy in Common, but in JOINT TENANCY, of the Village of Northbrook 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 RIDER ATTACHED.

10⁰⁰

Unit No. 16 in Cobblewood Condominium as delineated on survey of part thereof in the SE quarter of the NW quarter (except the N 50' and the S 492.08' thereof) of Section 21, Township 42 North, Range 12, E of the 3rd Principal Meridian (hereinafter referred to as 'parcel'), which survey is attached as Exhibit "A" to declaration of condominium made by M. J. Miles Construction Co. recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22747624 as amended from time to time; together with an undivided percentage of interest in said parcel. Said percentage shall automatically change in accordance with amended declarations as same are filed of 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.

65-66-422R
14-21-163-007

CONDITION

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 hereby grants to Grantees, their successors 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 as though the provisions of said declaration were recited and stipulated at length therein.

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Property of Cook County Clerk's Office

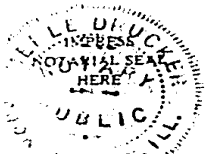
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 2nd day of December, 1976.



M. J. MILES CONSTRUCTION CO.

BY Malcolm J. Miles PRESIDENT
ATTEST Doris Miles 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 Malcolm J. Miles personally known to me to be the President of the M. J. MILES CONSTRUCTION CO.



corporation, and DORIS MILES 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 2nd day of December, 1976

Commission expires 10/29 1980 Maria Jiruch Notary Public

This Warranty Deed prepared by Joseph B. Denenberg
Denenberg & Denenberg
Attorneys at Law
11 So. La Salle St., Chicago, Ill.

Noted
MAIL TO { Samuel H. Feldman-GHantoo }
2416 Cobblewood Drive
Northbrook, Ill. 60076

ADDRESS OF GRANTEE
2416 Cobblewood,
Northbrook, Ill.
DO NOT AFFIX ADDRESSES FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
MISCELLANEOUS TAX FEES TO
Samuel H. Feldman
2416 Cobblewood Drive, Northbrook, ILL.

2 AFFIRM RIDERS FOR REVENUE STAMPS HERE
STATE OF ILLINOIS
CLERK OF COOK COUNTY
RECEIVED
JAN 17 1977
1310
302/2

23 776 363
DOCUMENT NUMBER

END OF RECORDED DOCUMENT