

# UNOFFICIAL COPY

WARRANTY DEED—Statutory  
(INDIVIDUAL TO INDIVIDUAL)

UNIT A

23 809 349

Approved By (Chicago Title and Trust Co.)  
(Chicago Real Estate Board)

21458-9

(The Above Space For Recorder's Use Only)

THE GRANTORS, RAY L. LARSEN and HELEN J. LARSEN

of the VILLAGE of NORTHBROOK County of COOK State of ILLINOIS  
for and in consideration of TEN AND NO CENTS (\$10.00) ----- DOLLARS,

CONVEY and WARRANT to DENNIS R. BULAT and NANCY E. BULAT,  
his wife, not in tenancy in common but in JOINT TENANCY

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

SEE EXHIBIT A ATTACHED TO AND MADE A PART OF THIS WARRANTY DEED.

Subject to:

(a) Current general real estate taxes; (b) covenants, conditions and restrictions of record; (c) private, public and utility easements and roads and highways, if any; (d) zoning and building laws or ordinances; (e) right of way for drainage ditches, tiles, feeders and laterals, if any; and (f) terms and provisions of the Ivy Glen Palatine Declaration of Condominium Ownership, First Amendment to Declaration of Condominium Ownership of Ivy Glen Palatine and all exhibits attached thereto.

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.

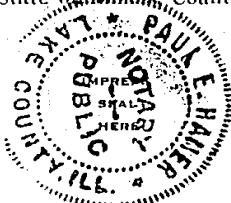
DATED this 13th day of December 1976

*Ray L. Larsen* (Seal) \_\_\_\_\_ (Seal)  
RAY L. LARSEN

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

*Helen J. Larsen* (Seal) \_\_\_\_\_ (Seal)  
HELEN J. LARSEN

State of Illinois, County of Lake ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAY T. LARSEN and HELEN J. LARSEN, his wife



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 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 13th day of December 1976

Commission expires 9-17-1979  
*Paul E. Hamer*  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

PAUL E. HAMER

1356 Shorner Avenue  
Northbrook, Illinois 60062

ADDRESS OF PROPERTY:  
1193 B Barberrry Lane  
Palatine, Ill.

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

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: NAME: ARLINGTON HEIGHTS MEMBER  
ADDRESS: 2000 N. FULL ST.  
CITY AND STATE: ARLINGTON HEIGHTS, ILLINOIS 60005

OR RECORDER'S OFFICE BOX NO. 15



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
996880  
FEB 2 1976

DOCUMENT NUMBER  
23 809 349

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Warrant  
INDIVIDUAL TO

GEORGE

EXHIBIT "A"

LEGAL DESCRIPTION of property located at 1193B Barberrry Lane, Palatine, Ill.

Unit 22-b located in that part of the Northwest quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, described as commencing at the Southeast corner of the Northwest quarter of Section 1 aforesaid; thence North along the East line of said Northwest quarter for a distance of 564.30 feet; thence West at right angles thereto for a distance of 40.0 feet to a point in the West line of Baldwin Road (dedicated as per Document ; Number 21960659) being the point of beginning of Baldwin Road (dedicated as per Document Number 21960659) being the point of beginning of the tract herein described; thence continue West along said right angle line 412.88 feet to a point 452.88 feet west (measured at right angles) of the East line of the Northwest quarter of Section 1 aforesaid and 565.0 feet North (measured at right angles) of the South line of the Northwest quarter of Section 1 aforesaid; thence North parallel with the East line of the Northwest quarter of Section 1 aforesaid 283.0 feet; thence East at right angles thereto 30.0 feet; thence North at right angles thereto 90.0 feet; thence East at right angles thereto 82.88 feet; thence North at right angles thereto 95.0 feet; thence East at right angles thereto 105.0 feet; thence North at right angles thereto 40.0 feet; thence East at right angles thereto 95.0 feet; thence South at right angles thereto 40.0 feet; thence East at right angles thereto 100.0 feet to the West line of Baldwin Road aforesaid; thence South along said West line 468.0 feet to the place of beginning in Cook County, Illinois. as delineated and defined in that certain Ivy Glen Palatine Declaration of Condominium Ownership dated December 15, 1972 and recorded December 21, 1972 with the Recorder of Deeds, Cook County, Illinois as Document Number 22165443 ("Declaration") and First Amendment to Declaration of Condominium Ownership of Ivy Glen Palatine dated February 13, 1973 and recorded April 12, 1973 with the Recorder of Deeds, Cook County, Illinois as Document Number 22287021 ("First Amendment"), together with a percentage of common elements appurtenant to said Unit as set forth in said Declaration and First Amendment as amended from time to time, which 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.

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.

EXHIBIT "A"

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ILLINOIS  
RECORD  
FEB 3 1 02 PM '77

*William H. Wilson*  
CLERK OF DEEDS  
\*23809349

Property of Cook County Clerk's Office

Deed  
INDIVIDUAL

COLE COMPANY

END OF RECORDED DOCUMENT