

UNOFFICIAL COPY

NO. 804
OCTOBER, 1967

WARRANTY DEED

Statutory (ILLINOIS) APR 14 3 09 PM '75
1613300
(Corporation to Individual)

Lidny & Olson
23 049 320
*23049320
(The Above Space For Recorder's Use Only)

63-64-701-20
LALIK DATE

THE GRANTOR ----The Robino-Ladd Company----
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 Five 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 unto DAVID B. WILSON, a bachelor, never having been
married
of the Village of Streamwood 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:

Unit 603-8 in Ladd's Garden Quarter Streamwood-----SEF. CORRECT LEGAL
DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.


Subject to taxes for the year 1975 and subsequent years, and to grants,
dedications, covenants and restrictions of record.


Deed prepared by:
THE ROBINO-LADD COMPANY
451 Coventry Green
Crystal Lake, Illinois 60014
by: Susanne G. Bruhnke

500

*Unit - 603 Garden Circle
Streamwood*

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 17th day of February, 1975.


BY Donald Gerstad Vice PRESIDENT
ATTEST Donald M. Meyer Asst. SECRETARY
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 M. Meyer 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 instru-
ment, 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 17th day of February 1975.

Commission expires Nov 6, 1976 Eleanore C. Engelhardt
NOTARY PUBLIC

MAIL TO: The Robino-Ladd Company
(Name)
451 Coventry Green
(Address)
Crystal Lake, Illinois 60014
(City, State and Zip)

ADDRESS OF PROPERTY:
603 Garden Circle
Streamwood, Ill.
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THE DEED
SEND SUBSEQUENT TAX BILLS TO
Home Fed. Savings & Loan Assoc.
201 S. State Street
Chicago, Ill. 60604

APPEX CRIDERS OR REVENUE STAMPS HERE

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
RECORDS SECTION
23 049 320

DOCUMENT NUMBER

23 049 320

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RIDER TO DEED
FOR
BROOKSIDE CONDOMINIUM

UNIT NO. 603-B IN BROOKSIDE CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LADD'S GARDEN QUARTER STREAMWOOD, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1974 AS DOCUMENT NO. 22628184, 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 NO. 22848901, 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, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID CONDOMINIUM DECLARATION AS SAME ARE FILED OF RECORD, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID CONDOMINIUM DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDMENTS, WHICH PERCENTAGE IN SUCH ADDITIONAL COMMON ELEMENTS SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDMENT AS THOUGH CONVEYED HEREBY

This deed is given on the conditional limitation that the percentage of ownership of said Grantee 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 reversion is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantee shall be deemed an agreement in the contemplation of the Condominium 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. _____, as defined and set forth in said Declaration and Survey.

This conveyance is also subject to the following: general taxes for 1975 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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END OF RECORDED DOCUMENT