

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. R04
OCTOBER 1967
REV. 3-3-74

WARRANTY DEED FILED FOR

23 075 678

Statutory (ILLINOIS)

MAY 6 '75

13:14 PM

*23075678

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

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 ten and other good and valuable considerations DOLLARS.
 in hand paid, and pursuant to authority given by the Board of Directors
 CONVEYS and WARRANTS unto RICHARD T. SCOTT AND JEAN M. SCOTT, his wife, not as
tenants in common, but in joint tenancy,
 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 703 5 in Ladd's Garden Quarter Streamwood-----SEE CORRECT LEGAL
 DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for the year 1974 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

5.00

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 23rd day of December, 1974.



The Robino-Ladd Company
 (NAME OF CORPORATION)
 BY Donald Meyer Vice PRESIDENT
 ATTEST Donald Gerstad 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 23rd day of December, 1974

Commission expires Dec. 6, 1976 19 Eleonore E. Engelhardt
 NOTARY PUBLIC

ADDRESS OF PROPERTY: And Coventry
703 Garden Circle

MAIL TO: ARLINGTON HEIGHTS FEDERAL
SAVINGS AND LOAN ASSOCIATION
25 EAST CAMPBELL STREET
ARLINGTON HEIGHTS, ILLINOIS 60005
 (City, State and Zip)

Streamwood, Illinois
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
 ONLY AND IS NOT A PART OF THIS DEED.
 SEND SUBSEQUENT TAX BILLS TO:
Arlington Heights Fed. S. & L. Assoc.

OR RECORDER'S OFFICE BOX NO. Campbell & Evergreen Sts. Arlington Heights
Illinois 60005
BOX 533

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 1% * * *
 \$ 230.75
 36.50

23 075 678

63-65-80R

06-13-38899-103

Property of Cook County

RIDER TO DEED
FOR

BROOKSIDE CONDOMINIUM

UNIT 703-5 IN BROOKSIDE CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LADY'S GARDEN QUARTER STREAMWOOD, BEING A SUB-DIVISION 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 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 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. 703-50, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

THIS CONVEYANCE IS ALSO SUBJECT TO THE FOLLOWING: GENERAL TAXES FOR 1974 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.

23 075 678

END OF RECORDED DOCUMENT