

UNOFFICIAL COPY

GEORGE E. COLE* LEGAL FORMS NO. 804 OCTOBER, 1967

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

23 108 996

(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 of said corporation CONVEYS and WARRANTS unto THOMAS M. RIFFEY AND MARIA T. RIFFEY, his wife, not as tenants in common, but in joint tenancy of the City of LaGrange 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 603-4 in Brookside --- SEE 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

600

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 May, 1975.

THE ROBINO-LADD COMPANY
BY Donald Gerstad Vice PRESIDENT
ATTEST: Susanne G. Bruhnke 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 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 May, 1975

Commission expires March 20 1979 Susanne G. Bruhnke NOTARY PUBLIC

MAIL TO: { Mr. and Mrs. Thomas M. Riffey (Name) 603 Garden Circle - Unit #4 (Address) Streamwood, Illinois 60103 (City, State and Zip) }

OR RECORDER'S OFFICE BOX NO. _____

ADDRESS OF PROPERTY: and grantee 603 Garden Circle #4

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. and Mrs. Thomas M. Riffey 603 Garden Circle - Unit #4 Streamwood, Illinois 60103 (Address)

BOX 533

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX RECEIVED 30.00

DOCUMENT NUMBER

23 108 996

63-77-567L
06-13-300-003

UNOFFICIAL COPY

COOK COUNTY
FILED FOR

JUN 10 12 43 PM '75

RECORDED & INDEXED
RECORDS DEPT

*23108996

Property of Cook County Clerk's Office

WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

Property of Cook County Office

RIDER TO DEED
FOR
BROOKSIDE CONDOMINIUM

Unit 603-4 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 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 the Grantees, their successors and assigns, as rights and easements appurtenant to the premises hereby conveyed, the rights and easements set forth in the aforementioned Condominium Declaration, as amended, and in the Declaration recorded as Document No. 22848900, as amended, and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Declarations for the benefit of the remaining property described therein.

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 and restrictions and reservations of record; building lines and building and zoning laws and ordinances; and the Condominium Property Act of the State of Illinois.

23 108 996

Cook County Office