

UNOFFICIAL COPY

66-98-255 D 1

NO. 804 COOK COUNTY, ILLINOIS
September, 1975 FILED FOR RECORD

WARRANTY DEED
"OAK HILLS CONDOMINIUM I"
Statutory (ILLINOIS)
"JOINT TENANCY"
(Corporation to Individual)

JUN 6 '79 9 00 AM
24990184

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(The Above Space For Recorder's Use Only)

THE GRANTOR BURNSIDE CONSTRUCTION COMPANY

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 & no/100 - (\$10.00) - DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to JAMES T. DE LORME and KAREN DE LORME, his wife, in joint tenancy and not as tenants in common (residing at 12706 Austin Avenue, Palos Heights, Ill.)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: LEGAL DESCRIPTION RIDER ATTACHED HERETO.

CORPORATE WARRANTY DEED
LEGAL DESCRIPTION RIDER
FOR
OAK HILLS CONDOMINIUM I

UNIT NO. 13210-1-A in Oak Hills Condominium I as delineated on survey of certain Lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivisions in the Southwest Quarter of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian, Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23684699; together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration, 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 percentage 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.

23-30-022-

This Condominium Deed is given on the conditional limitation that the percentage of ownership of said Grantee(s) 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 Grantee(s) 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 pursuant thereto.

Grantor also hereby grants to Grantee(s), their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth both in the aforementioned Declaration and in that certain Declaration of Easements, Restrictions and Covenants for Oak Hills Country Club Village Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23684698 (hereinafter referred to as "Community Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration and Community Declaration for the benefit of the remaining property described therein.

This Condominium Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration and Community Declaration the same as though the provisions of said Declaration and Community Declaration were recited and stipulated at length herein.

\$36.00 PAID
C.G.I. REV. STAMP

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Property of Cook County Clerk's Office

Subject to 1979 taxes and subsequent years; also subject to the Illinois Condominium Property Act.

TO HAVE AND TO HOLD the above granted premises unto the said parties of the second part forever, not in tenancy in common, but in joint tenancy.

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 Secretary, this 1st day of June 1979



BURNSIDE CONSTRUCTION COMPANY (NAME OF CORPORATION) BY George Arquilla Jr. PRESIDENT ATTEST: Robert Arquilla 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 GEORGE ARQUILLA JR. personally known to me to be the President of the BURNSIDE CONSTRUCTION COMPANY

corporation, and ROBERT ARQUILLA 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.

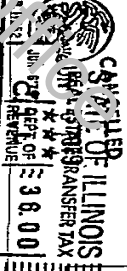
Given under my hand and official seal, this 1st day of June 1979 Commission expires October 23, 1981

This instrument was prepared by Lorraine Anderson, Notary Public, 18400 Halsted Street, Glenwood, Illinois (NAME AND ADDRESS)

23-36-301-022



24990184 AFFIX RIDERS FOR REVENUE STAMPS HERE COOK CO. NO. 016 04405



MAIL TO: (Name), (Address), (City, State and Zip) OR RECORDER'S OFFICE BOX No. 927 Palos Heights, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: (Name), (Address)

END OF RECORDED DOCUMENT