

GEORGE E. COLE*
LEGAL FORMS

No. 816
September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

RECORD
Nov 15 1 16 PM '77

24 194 917

RECORDED OF DEEDS

*24194917

(The Above Space For Recorder's Use Only)

THE GRANTOR THOMAS A. RIMER, a Bachelor
of the Village of Palatine County of Cook State of Illinois
for and in consideration of TEN (\$10.00) DOLLARS.
and other good and valuable considerations in hand paid,
CONVEY and WARRANT to DOUGLAS N. TOUSSAINT and CLAUDIA L. TOUSSAINT, his wife,
(NAMES AND ADDRESS OF GRANTEES)
1317 Cascade Lane, Palatine, Illinois

10.00

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

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PARCEL 1:
Unit No. 3-52 in the Groves of Hidden Creek Condominium 1, as delineated on survey of part or parts of the South East 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as 'Parcel'), which survey is attached as exhibit 'E' to declaration of Condominium made by LaSalle National Bank, National Banking Association, as Trustee under Trust Agreement dated July 11, 1972 known as Trust Number 44398, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 22827823 as amended from time to time; together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) in Cook County, Illinois.

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ALSO
PARCEL 2:
Easements appurtenant to and for the benefit of parcel 1 as set forth in the declaration of easement recorded August 26, 1974 as Document # 22827822 and created by deed from LaSalle National Bank as Trustee under Trust Agreement dated July 11, 1972 and known as Trust Number 44398 to Thomas A. Rimer and recorded October 4, 1976 as Document # 23660495 for ingress and egress, all in Cook County, Illinois.

ANY DEED FROM THE PARTY IN TITLE SHOULD CONTAIN THE FOLLOWING CLAUSE: '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. 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 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.'

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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. This conveyance is made subject to the following: General Real Estate Taxes for the year 1977 and subsequent years, Restrictions, Easements, Covenants and Building lines of record

DATED this 25th day of July 19 77

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

Thomas A. Rimer (Seal) Thomas A. Rimer (Seal)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, do hereby certify that Thomas A. Rimer, a bachelor

personally known to me to be the same person whose name is described to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument his 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 22nd day of August 19 77

Commission expires 10/7/79

This instrument was prepared by PHILLIP E. SOLZAN, 119 E. Palatine Road, Palatine Illinois (NAME AND ADDRESS)

MAIL TO: *Ruth Laniar Leffler* (Name) 250 W. Fairmount Pl (Address) Mt Prospect IL 60056 (City, State and Zip)

ADDRESS OF PROPERTY: 1317 Cascade Lane Palatine, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

RECORDED
INDEXED
AFFIX RIDERS OR REVENUE STAMPS HERE
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END OF RECORDED DOCUMENT