

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)

NO. 803
September, 1975

GEORGE E. COLES
LEGAL FORMS

24393944

1st Indenture, made this 14th day of March, 1978
 between Northbrook Development Corporation
 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, party of the first part,
 and Patricia Ronzani (A Spinster) (For Land Trust #2525 dated 3/9/78)
 (NAME AND ADDRESS OF GRANTEE)
 party of the second part.

WITNESSETH that the said party of the first part, for and in consideration of the sum of
Ten Dollars,
 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to
 authority of the Board of Directors of said corporation, by these presents does REMISE, RE-
 LEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns,
 FOREVER, all the following described land, situate in the County of Cook
 and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

11.00

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
 appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof
 and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either
 in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO
 HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of
 the second part, their heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to
 and with the said party of the second part, their heirs and assigns, that
 it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in
 any manner incumbered or charged, except as herein recited; and that the said premises, against all persons
 lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER
 DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed,
 and has caused its name to be signed to these presents by its _____ President, and attested by its
Assistant Secretary, the day and year first above written.



Northbrook Development Corporation

By: Maurice Sanderman
 Maurice Sanderman President

Attest: Thomas Scher
 Thomas Scher Assistant Secretary

This instrument was prepared by Vivian Kuhns,
 Vivian Kuhns, Northbrook Development Corporation
 925 Landwehr Road, Northbrook, IL

①
 SA WE
 E# 474691
 APR 1 66-12-560 IE
 04-21-103

24393944
 1978 MAR 14 11 00 AM

UNOFFICIAL COPY

Unit No. 95 in Cobblewood Condominium as delineated on survey of parts thereof in the SE quarter of the NW quarter (except the N 50' and the S 492 03' thereof) of Section 21,, Township 42 North, Range 12, E of the 3rd Principal Meridian (hereinafter referred to as 'parcel'), which survey is attached as Exhibit "A" to declaration of condominium made by M. J. Miles Construction Co. recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22747624 as amended from time to time; together with an undivided percentage of interest in said parcel. Said 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 percentages 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.

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. 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 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 recorded pursuant thereto. Grantor hereby grants to Grantees, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the aforementioned declaration, and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the said declaration as though the provisions of said declaration were recited and stipulated at length therein.

24393944

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Joseph R. Atkin, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maurice Sanderman personally known to me to be the President of the corporation, and Thomas Scher personally known to me to be the Assistant 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 Assistant Secretary, they signed and delivered the said instrument as President and Assistant 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 15th day of March 19 78

Joseph R. Atkin
Notary Public
Commission expires 2-14-82

ILLINOIS
RECORD
APR 7 2 46 PM '78

CLERK OF DEEDS
*24393944

Box _____

SPECIAL WARRANTY DEED
/Corporation to Individual

Northbrook Development Corporation
925 Landwehr Road
Northbrook, Illinois 60062

TO

Patricia Ronzani (A Spinster)
For Land Trust #2525 dated 3/9/78

ADDRESS OF PROPERTY:

2551 Cobblewood Drive (Lot 95)
Northbrook, Illinois 60062

BOX 533

MAIL TO:

GEORGE E. COLF
LEGAL FOP

END OF RECORDED DOCUMENT