X

EDWARD J. ECKARDT and CYNTHIA M. ECKARDT

of (Address of Grantee) 4708 North Alcott, Harwood Hts., Illin.

NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS
the following described real estate in Cook County, Illinois Illinois 60656 the following described real estate in . County, Illinois:

> SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION OF REAL ESTATE BEING CONVEYED.

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.

## LEGAL DESCRIPTION FOR DEED

PARCEL 1: UNIT NO. 207 G , as delineated on the crivey of the following described real estate (hereinafter referred to as "Parcel"):

> THAT P.R) IF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 10. TOWNSHIP 41 NORTH, FANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: FORMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 10: THENCE NORTH 545.46 FEET ALONG THE EAST LINE OF SAID SOUTHLAST CHARTER; THENCE WEST 153-68 FEET ALONG A LIBE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE POINT OF BEGLINNING OF THE MIRELY DESCRIBED TRACT OF LAND: THENCE CONTINUING WEST 182.05 FEET ALO IG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE: THENCE NORTH 73.52 FIET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAND SOUTHEAST QUARTER; THENCE EAST 182.05 FEET ALONG A LINE DRAWN PERPENDITULER TO THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTY TOUSE FEET ALONG A LINE DRAWN PAR-ALLEL WITH THE EAST LINE OF THE AFORESTID SOUTHEAST QUARTER, TO THE HEREINABOVE DESIGNATED POINT OF BEG HNIN), IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibir "B" to the Declaration of Condominium Ownership and of Exsements, Restrictions and Covenants for Courtland Square Concominium Building No. 12 made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated February 28, 1919 and known as Trust No. 39321, and recorded in the Office of the Cook County Percenter of Deeds as Dogwoot No. 19152111 Recorder of Deeds as Document No. 25053444, together with an undivided 7.130584 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easements appurtunant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration of Condominium Cwnership and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

Grantor also hereby grants to Grantee, 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 in the Declaration of Covenants, Conditions, Restrictions and Easements for The Courtland Square Homeowners' Association dated the 1st day of March, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25053432, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyances and mortgages of said remaining property or any of them.

EXHIBIT A

This space for revenue stamps

TO HAVE AND TO HOLD the same into said grantees not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of grantees forever.

The Developer, COURTLAND SQUARE REALTY INC., an Illinois Corporation, hereby certifies and wetrants that any tenant of the unit hereby conveyed either veryed or failed to exercise the right of first refusal or had no right of first refusal with respect to this unit.

COURTLAND SQUARE REALTY INC. An Illanois Corporation

President



DO OF

HARRIS Trust and Savings BANK as Trustee as aforesaid, and not personally

BY: Vice-President

A11E51: Assistant Secretary

STATE OF ILLINOIS.) SS.
COUNTY OF COOK ) SS.
THIS INSTRUMENT PREPARED BY MARTIN K. BLONDER, ESQ.
ROSENTHAL AND SCHANFIELD 55 EAST MONROE STREET CHICAGO, ILLINOIS 60603

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named f/b = f Vice President and Assistant Secretary of the HARRIS TRUST AND SAVINGS BANK, Grantor, personally known to make the same persons whose names are subscribed to the foregoing instrument as at the same this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act and the said Bank for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as customical of the said Bank caused the corporate seal of said Bank to be affixed to said Bank to the said Sank caused the corporate seal of said Bank to be affixed to said bank for the uses and purposes therein set forth.

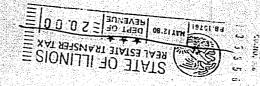
イビニハードロロ	Name Street City		My Commission Experies March & Joseph Wy Commission Experies March & Joseph Wy Lo For Information only Institute of Street Address of Above Described Property Here Described
INSTRUCTIONS OR 15 Uhit # 30 16 RECORDER'S OFFICE BOX NUMBER 15			

12343 (REV. 7/72)

## **UNOFFICIAL COPY**

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## **UNOFFICIAL COPY**

## EXHIBIT 3

(Resident Form)

The within and foregoing conveyance is made subject to the following:

- General real estate taxes for the year 1979 and subsequent yerks not due and payable;
- The Condominium Property Act of the State of Illinois (the 'ct");
- The Decliration of Condominium Ownership by which the premises 1: submitted to the Act, including the Plat, and all amendments thereto;
- Declaration of Covenants, Conditions, Restrictions and Easements for the Courtland Square Homeowners' Association and all amendments and exhibits thereto;
- Party wall rights and agreements, easements, covenants, and restrictions and railding lines of record;
- 6) Zoning and building laws and ordinances;
- provide in Purcha.

  age in account therefor. Adverse liens, claims and mortgages, provided Pioneer National Title Insurance Company guar intees the Purchaser and Purchaser's lender, if any, against loss or damage in accordance with its usual and customary endorser at therefor.