

LEGAL FORMS September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

APR 29 AM 9 38

25853550

APR-29-81 4 40 137 (The Above Space For Recorder's Use Only)

10.20

SC 67587

THE GRANTORS: Alan Baer and Patricia Baer, his wife, of the Village of Roselle County of Cook State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS. and other sufficient consideration, CONVEY and WARRANT to Dennis C. Pulvino and Janice S. Pulvino; 500 Conover Bay, Roselle, Illinois 60172

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:

See Rider on reverse side hereof and made a part hereto as Exhibit A.

10.00 MAIL

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.

DATED this 27th day of April 19 81

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) Alan Baer Patricia Baer

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alan Baer and Patricia Baer, his wife, 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 acknowledged that they signed, sealed and delivered the said instrument as their 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 27th day of April 19 81

Commission expires February 26 19 83 Charles B. Bernstein, Notary Public

This instrument was prepared by Charles B. Bernstein, 134 N. La Salle, Chicago, Ill.

MAIL TO: John A. Noble One N. Bothwell Palatine Il. 60067 Roselle, Illinois 60172

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE STAMPS HERE

# UNOFFICIAL COPY

Rider on Reverse Side of and Made a Part of  
Warranty Deed dated April 24, 1981, from  
Alan Baer and Patricia Baer, Grantors, to  
Dennis C. Pulvino and Janice S. Pulvino, Grantees.

Lot 84 in The Trails Unit 2, being a Subdivision in the Southwest 1/4  
of Section 35, Township 41 North, Range 10 East of the Third Principal  
Meridian, according to the Plat thereof recorded April 18, 1972 as  
Document No. 21,879,672 in Cook County, Illinois, subject to:

1. General real estate taxes for 1980 and 1981 and subsequent years;
2. Special taxes or assessments for improvement not yet completed;
3. Building lines and building and liquor restrictions of record;
4. Zoning and building laws and ordinances;
5. Public utility easements;
6. Public roads and highways;
7. Easements for private roads;
8. Covenants and restrictions of record as to use and occupancy;
9. Party wall rights and agreements, if any; *APB*
10. Provisions contained in Declaration recorded as Document 21,851,313  
and Supplement to Declaration recorded as Document 22,056,042, that  
annual and special assessments made by The Trails Association, Inc.,  
relating to common areas, are to be liens on the land

(NOTE: Said instruments provide that the lien of such assessments  
is subject and subordinate to the lien of any first mortgage on  
the land);

11. Covenants and Restrictions contained in the Declaration recorded as  
Document 21,851,313 and Supplement to Declaration recorded as  
Document 22,056,042, relating to the use of the land, to the use,  
architectural control, approval of plans, maintenance of the  
improvements to be erected on the land; no noxious activity shall be  
conducted on the land; to temporary structures; to businesses on the  
land; to the keeping of livestock and poultry and other animals;  
prohibiting signs and billboards; prohibiting radio or television  
antennae (out-door); and to utility service connections

(NOTE: Said instrument does not contain any provision for forfeiture  
in the event of breach of condition);

12. Building setback line of 15 feet (from the Southerly lot line) as  
shown on the plat of subdivision;
13. Easements for public utilities and drainage over, upon and under the  
North 5 feet of the land, as shown on the plat of subdivision;
14. Easement granted by the Plat of Subdivision in favor of Commonwealth  
Edison Company, Illinois Bell Telephone Company and Northern Illinois  
Gas Company of the right to install and maintain utility facilities  
in the subdivision;
15. Party walls and party wall rights as established by the Declaration  
recorded as Document 21,851,313 and Supplement to Declaration  
recorded as Document 22,056,042, together with the covenants and  
conditions relating to such party walls, including cost of sharing  
of repair and maintenance costs.

25853550

**END OF RECORDED DOCUMENT**