00 February
in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to Puis

ō

revenue stamp;

BRIAN COLLDOCK and JEAN COLLDOCK, his wife,

of (Address of Grantee) 4610 West Waveland Avenue, Chicago, Illinois 60641

the following described real estate in . COOK County, Illinois:

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

## LEGAL DESCRIPTION FOR DEED

103-C 1: UNIT NO. as delineated on the PARCEL survey of the following described real estate (hereinafter referred to as "Parcel"):

THAT PARY C. THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN-SHIP 41 NORTH, RINGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID NORTH-WEST 1/4; THENCE NOTIFE 57.72 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4; THENCE HEST 70.13 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID NORTHWEST 1/4, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING WEST 73.53 FEET ALONG THE REFLECT EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 175.02 FEET ALONG A LINE DRAWN PAPALLEL WITH THE EAST LINE OF THE AFORESAID NORTHWEST 1/4; THENCE EAST 73.53 FEET ALONG / LIN: DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 175.00 FOOT ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, TO THE HEREINA DV DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easiments, Restrictions and Covenants for Coventry Place Condominium Building No. 12 made by Harris Trust and Savings Bank, a. Trustee under Trust Agreement dated February 28, 1979 and known as Trust No. 39320, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25299618, together with Recorder of Deeds as Document No. 25299618 , together with an undivided 5.4264 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Amership and survey).

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 aforementioned Declaration of Condominium Ownership 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.

PARCEL 2: 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 Coventry Place Homeowners' Association dated the 16th day of May, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25299611 , and also registered with the Office of Registrar of Titles, Cook County, Illinois, as Document No. 3138686 Grantor which is incorporated herein by reference thereto. 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.



## **UNOFFICIAL COPY**

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

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

The Developer, COVENTRY PLACE REALTY INC., an Illinois corporation, hereby certifies and warrants that any tenant of the unit hereby conveyed eitner waived or failed to exercise the right of first relusal or had no right of first refusal with respect to this unit.

COVENTR' FLACE REALTY INC. an Illinois corporation

Vice President and attested by its Assistant Secretary, this 24 h day 19 79. IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto as fixed signed by its



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

BY:

STATE OF ILLINOIS, )

This instrument prepared by:

Norman L. Rothenbaum ROSENTHAL AND SCHANFIELD 55 East Monroe Street Chicago, Illinois 60603

•	Name Street City	9418 DE3	AN COINTES, PLAIRES, 103-C	ROAD	
	INSTRUCTIONS			OR	16

RECORDER'S OFFICE BOX NUMBER

## **UNOFFICIAL COPY**

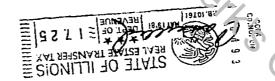
COOK COUNTY, ILLINOIS FILED FOR RECORD

1981 HAY 19 PH 12: 56

olidney N. Olson RECORDER OF DEEDS

25875209





## EXHIBIT B

(Not Subject to Lease)

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

- General real estate taxes for the year 1980 and subsequent years not due and payable;
- 2) re Condominium Property Act of the State of Illinois (cho "Act");
- 3) The De laration of Condominium Ownership by which the premises is submitted to the Act, including the Plat, and al. amendments thereto;
- 4) Declaration of Covenants, Conditions, Restrictions and Easements for the Coventry Place Homeowners' Association and all amendments and exhibits thereto;
- 5) Party wall right; and agreements, easements, covenants, and restrictions and building lines of record;

6) Zoning and building 1; ws and ordinances;

Adverse liens, claims and mortgages, provided Pioneer National Title Insurance Company guarantees the Purchaser and Purchaser's lender, if any, against loss or damage in accordance with it usual and customary endorsement therefor.