

# UNOFFICIAL COPY

## WARRANTY DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUL 11 '79 10 57 AM

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(The above space for Recorder's use only)

THE GRANTOR S, JOHN RONALD NILES AND CAROL NILES, his wife,  
of the Village of Carpentersville County of Kane State of Illinois  
for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey....  
and Warrant... to ROBERT J. JACKS, a bachelor,

of the City of Roselle County of Cook State of Illinois.  
The following described Real Estate, to-wit:  
Lot 42 in the trails unit number 1 being a subdivision in the Southwest 1/4 of  
Section 35, township 41 North, range 10 East of the third principal meridian,  
in the Village of Roselle, Cook County, Illinois according to the plat there-  
of recorded as amended November 11, 1971 as document #21708286 in Cook County,  
Illinois.

Hereby releasing and waiving rights under and by virtue of the Homestead  
Exemption laws of the State of Illinois. Subject to the easements, covenants,  
and restrictions of record and general taxes for the year 1978 and subsequent  
years.

Subject to the following condition subsequent;

The grantee and his successors covenant and agree to and with  
the grantors that the aforesaid described real estate shall be  
refinanced or sold such that the existing mortgage through  
Unity Savings Association, a Corporation of Illinois recorded  
November 1, 1978 as Document # 24698619 made by John Ronald  
Niles and Carol Niles, his wife be released on or before June  
1, 1982. In the event the grantee or his successors fail to  
comply with this condition subsequent then the aforesaid des-  
cribed real estate shall revert to and become the property of  
the grantors, John Ronald Niles and Carol Niles, his wife; and  
all payments made by the grantee or his successors shall be  
treated as rent.

Dated this 6<sup>th</sup> day of July, A.D. 1979.

JOHN RONALD NILES SEAL CAROL NILES SEAL  
JOHN RONALD NILES SEAL CAROL NILES SEAL  
JOHN RONALD NILES SEAL CAROL NILES SEAL

State of Illinois }  
Kane County } ss.

I, the undersigned, a Notary Public in, and for said County and State aforesaid,  
DO HEREBY CERTIFY that

JOHN RONALD NILES AND CAROL NILES

personally known to me to be the same persons...

whose name S... 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 pur-  
poses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 6<sup>th</sup> day of July, A.D. 1979.

*James M. Kiss* SEAL  
Notary Public

This Instrument was prepared by:

Grantees Address:  
659 Woodfield Trails  
Roselle, Illinois 60172  
Send subsequent tax bills to:  
659 Woodfield Trails  
Roselle, Illinois 60172

JAMES M. KISS  
ATTORNEY AT LAW  
SUITE 203  
96 KENNEDY MEMORIAL DRIVE  
CARPENTERSVILLE, ILLINOIS 60110  
PHONE (312) 428-5477

BOX 533

CANCELLED  
REVENUE STAMPS

REVENUE STAMPS

1000

25 044 842  
PAID  
\$ 350  
C. C. REV. STAMP

PROCESSED BY CLERK'S OFFICE

6709694  
07-26-79

RECORDED DOCUMENT