

# UNOFFICIAL COPY

25065291

WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)

ALF No. 2808  
December 1973

(The Above Space For Recorder's Use Only)

67-15-083X 1

\$ 27.00 PAID  
C. C. I. REV. STAMP  
J.M.

THE GRANTORS, RICHARD F. IRMEN AND MARIAN K. IRMEN, HIS WIFE

of the Village of Arlington Heights County of Cook State of Illinois  
for and in consideration of TEN and 00/100 (\$10.00) DOLLARS,  
and other good and valuable consideration, in hand paid,  
CONVEY and WARRANT to JOANN RAKOCZY

of the City of Chicago County of Cook State of Illinois  
the following described Real Estate situated in the County of Cook in the  
State of Illinois, to wit:\*

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL.

PARCEL 1: UNIT NUMBER 1-67 IN THE GROVES OF HIDDEN CREEK CONDOMINIUM NO. "I" AS DELINEATED ON SURVEY OF PART OR PARTS OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 11, 1972 KNOWN AS TRUST NUMBER 44398, RECORDED AS DOCUMENT NUMBER 22827823 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED AUGUST 26, 1974 AS DOCUMENT NUMBER 22827822 AND CREATED BY DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 11, 1972, KNOWN AS TRUST NUMBER 44398 TO RICHARD F. IRMEN AND MARIAN K. IRMEN, HIS WIFE, RECORDED SEPTEMBER 6, 1977 AS DOCUMENT NUMBER 24091186 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; GENERAL TAXES FOR THE YEAR 1978 AND SUBSEQUENT YEARS INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR 1979.

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEEES IN THE COMMON ELEMENTS SHALL BE DIVIDED PRO TANTO AND VEST IN THE GRANTEEES 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 GRANTEEES 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 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.

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUL 24 '79 10 47 AM

*Leonard R. Gargas*  
NOTARY PUBLIC

\*25065291

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 20th day of JUNE 19 79

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
\_\_\_\_\_  
(Seal) *Richard F. Irmen* (Seal)  
RICHARD F. IRMEN  
\_\_\_\_\_  
(Seal) *Marian K. Irmen* (Seal)  
MARIAN K. IRMEN

State of Illinois, County of Cook ss. I, the undersigned, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD F. IRMEN and MARIAN K. IRMEN, his wife

personally known to me to be the same persons whose names 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 19th day of July 1979  
Commission expires May 3 19 82 Leonard R. Gargas  
NOTARY PUBLIC

This instrument was prepared by LEONARD R. GARGAS, 1850 SIBLEY BLVD.,  
name address city zip

MAIL TO: COLUMBIA NATIONAL BANK OF CHICAGO  
5250 N. MARLEM AVE.  
CHICAGO, ILLINOIS 60656  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO BOX 533  
If space is insufficient, use reverse side

ADDRESS OF PROPERTY AND GRANTEE  
1741 Canterbury Trail  
Palatine, Illinois 60067  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
JoAnn Rakoczy  
1741 Canterbury Trail  
Palatine, Illinois 60067  
American Legal Forms & Office Supply Company  
Chicago-372-1822

COOK RIDERS' OR REVENUE STAMPS HERE  
COOK CC. NO. 015  
11281  
CANCELED OF ILLINOIS  
JUL 24 1979  
DEPT. OF REVENUE  
27.00  
27.00  
27.00

02-01-400

END OF RECORD 17 170 11 11