



# UNOFFICIAL COPY

LEGAL

UNIT NO. A-108 IN PARK TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1A AND 1B IN THE SUBDIVISION OF LOT 1 IN HAASE'S ADDITION TO HARLEM IN THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1920, AS DOCUMENT NO. 4979633; AND OF LOT 2 IN SAID HAASE'S ADDITION TO HARLEM, RECORDED JANUARY 26, 1897, AS DOCUMENT NO. 2489204, AND OF THE SOUTH WEST 1/4 OF SAID SECTION 13, ALL IN DECATUR COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2537715 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 AFORESAID DECLARATION OF CONDOMINIUM AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEYANCES AND MORTGAGES OF SAID REMAINING PROPERTY.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THIS UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT UNLESS THE TENANT IS THE PURCHASER.

SUBJECT TO: ENCRUMBMENTS, IF ANY; BUILDING LINES, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; GENERAL TAXES FOR THE YEAR 1979 AND SUBSEQUENT YEARS; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; MATTERS DISCLOSED IN THE PROPERTY REPORT; ACTS DONE OR SUFFERED BY PURCHASER; EXISTING LEASES IF ANY; SPECIAL CITY OR COUNTY TAXES OR ASSESSMENTS, IF ANY.

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END OF RECORDED DOCUMENT