

GEORGE E. COLE* No. 810
LEGAL FORMS September, 1975

80577

WARRANTY DEED

26989057

Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR LAWRENCE R. GALLAGHER and CHERYL A. GALLAGHER, his wife
formerly know as Cheryl A. Larson 26989057 A - REC
of the Village of Schaumburg County of Cook State of Illinois
for and in consideration of Ten (\$10.00) DOLLARS.
and other good and valuable consideration in hand paid,
CONVEY and WARRANT to KAREN L. ANDERSON, spinster, Robert D.
Anderson and Lynette E. Anderson, his wife (NAMES AND ADDRESS OF GRANTEES)
4330 Wilmette, Rolling Meadows, Illinois 60008

10.00

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 ATTACHED LEGAL DESCRIPTION

10.00

MAR 84 12: 57



AFFIX "RIDERS" OR REVENUE STAMPS HERE

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 6th day of FEBRUARY 19 84

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Lawrence R. Gallagher (Seal) Cheryl A. Gallagher (Seal)
LAWRENCE R. GALLAGHER CHERYL A. GALLAGHER

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY that LAWRENCE R. GALLAGHER,
and CHERYL A. GALLAGHER, his wife

personally known to me to be the same person s whose name s
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that they signed 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 6th day of February 19 84

Commission expires June 28, 19 86

This instrument was prepared by John T. Clery, 120 W. Golf Rd., Schaumburg, Illinois 60195
(NAME AND ADDRESS)

26 989 057

DOCUMENT NUMBER

MAIL TO: David Alms, Attorney At Law
836 S. Northwest Highway
Barrington, Illinois 60010

ADDRESS OF PROPERTY: 278 Nantucket Harbor
Schaumburg, Illinois 60195
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Ms. Karen L. Anderson

OR RECORDER'S OFFICE BOX NO. 158

278 Nantucket Harbor, Schaumburg, IL
60193

UNOFFICIAL COPY

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

LEGAL DESCRIPTION - NANTUCKET COVE

UNIT 703 in Nantucket Cove Condominium as delineated on Plat of Survey (Condominium) of the following-described parcel of real estate:

Certain Lots and Blocks in Subdivisions in the West 1/2 of the South West 1/4 of Section 26 and in the East 1/2 of the South East 1/4 of Section 27, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Nantucket Cove, as heretofore or hereafter amended from time to time, executed by LaSalle National Bank as Trustee under Trust No. 47172, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22957844, together with a percentage of the Common Elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Declarations as same are filed of record pursuant to said Declaration, and together with additional Common Elements as such Amended Declarations are filed of record in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This Deed is given on the condition limitation that the percentage of ownership of said Grantees in the Common Elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any Amended Declarations recorded pursuant thereto, and right of revocation is also hereby reserved to the Grantor herein (party of the first part) to accomplish this result. The acceptance of this conveyance by the Grantees (party of the second part) 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 the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

Party of the first part also hereby grants to parties of the second part, 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 and in the Declaration of Covenants, Conditions, Restrictions and Easements for the Nantucket Cove Homeowners Association, recorded with the Recorder of Deeds of Cook County, Illinois, on January 8, 1975, as Document No. 22957843, and party of the first part reserves for itself, its successors and assigns the rights and easements set forth in said Declarations for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations, the same as though the provisions of said Declarations were recited and stipulated at length herein.

26989057

END OF RECORDED DOCUMENT