

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

2002 JUL 8 AM 10 08

26282584

(The Above Space For Recorder's Use Only)

JUL-8-82 617528 2628258

12.00

THE GRANTOR, U. S. HOME CORPORATION

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to James E. Crotty of 699 Rockhurst Road, Bolingbrook, IL 60439

(NAME AND ADDRESS OF GRANTEE)

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

(SEE RIDER "A" ATTACHED HERETO AND MADE A PART HEREOF);

SUBJECT TO: General real estate taxes not due as of closing; Covenants, conditions and restrictions of record which do not interfere with the Unit being used for residential purposes; Public and utility easements and party wall rights and agreements; Condominium Property Act of the State of Illinois; Easements, covenants, restrictions and building lines of record and as set forth in the Declaration and Bylaws for Park Orleans Condominiums recorded as Document No. 25849259 in Cook County, Illinois.

Subject to: Real estate taxes for the current year; easement and restrictions of record; zoning and ordinances; party wall rights, if any, roads, highways and right-of-way, if any.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Division Vice President, and attested by its Division Assistant Secretary, this 2nd day of July, 19 82.

U. S. HOME CORPORATION

(NAME OF CORPORATION)

BY: Dennis Cortesi DIVISION VICE PRESIDENT

ATTEST: Bonnie Elza DIVISION ASST. SECRETARY

State of Illinois, County of Cook, I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dennis Cortesi personally known to me to be the Division Vice President of U. S. Home Corporation, and

Bonnie Elza personally known to me to be the Division Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Division Vice President and Division Assistant Secretary, they signed and delivered the said instrument as Division Vice President and Division Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of July, 19 82

Commission expires 4/17 19 83 [Signature] NOTARY PUBLIC

This instrument was prepared by: Howard D. Galper Feiwel, Galper & Lasky, Ltd., 33 North LaSalle St.—33rd Floor, Chicago, Ill. 60602

MAIL TO: Mr. James E. Crotty (Name) 699 Rockhurst Road (Address) Bolingbrook, Illinois 60439 (City, State and Zip)

ADDRESS OF PROPERTY: 520 Biesterfield, Unit 308F

Elk Grove Village, IL THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO: Grantee 699 Rockhurst Road Bolingbrook, Illinois 60439 (Address)

OR RECORDER'S OFFICE BOX NO. 634

C10-10464 CROTTY

COOK CO. REC. 015 15643 PA 10102 JUL-8-82 REVENUE 34.00 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

014726 REAL ESTATE TRANSFER TAX REVENUE STAMP JUL-8-82 34.00 Cook County

DOCUMENT NUMBER 26282584

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UNOFFICIAL COPY

Unit 308F in Building 1 in Park Orleans Condominiums, as delineated on plat of survey of part of Lot 1 in Village on the Lake Subdivision, being a subdivision of part of the South West 1/4 of Section 29, and part of the North West 1/4 of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded January 25, 1971 as Document No. 21380121, which plat of survey is attached as Exhibit "A" to Declaration of Condominium made by U.S. Home Corporation, a corporation of Delaware, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 25849259, 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 Amended 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 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; and together with the exclusive use of Parking Space 32, a limited common element, as defined in said Declaration.

"This deed is conveyed on the conditional 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 the right of revocation is hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees 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."

" Grantor hereby grants to Grantee, its heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements set forth in the aforementioned Declaration, 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."

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

26282584

END OF RECORDED DOCUMENT