

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

1982 JUL 14 PM 3 14

26289114

(The Above Space For Recorder's Use Only)

THE GRANTOR, U. S. HOME CORPORATION

JUL-14-82 6 12 11 5

26289114

10.00

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 Samuel J. Romano and Gloria S. Romano, his wife

(NAME AND ADDRESS OF GRANTEE)

710 Utah St., Elk Grove Village, IL

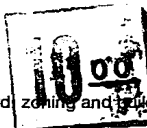
the following described Real Estate situated in the County of COOK

in the State of Illinois, to wit:

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

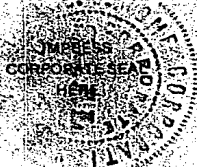
SUBJECT TO: General real estate taxes not due as of closing; Covenants, conditions and restrictions of record which do not interfere with the Unit being used for residential purposes; Public and utility easements and party wall rights and agreements; Condominium Property Act of the State of Illinois;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

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Subject to: Real estate taxes for the current year; easement and restriction of record zoning and building laws 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 hereunto 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 29th day of June, 19 82.



U.S. HOME CORPORATION
(NAME OF CORPORATION)

BY: Gerald J. Turner DIVISION VICE PRESIDENT

ATTEST: Bonnie Elza DIVISION ASSIST. 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 Gerald J. Turner 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 29th day of June, 19 82

Commission expires 4/17 19 82 Coimmo A. Matyka

NOTARY PUBLIC

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

MAIL TO: Century Title Co.
211 N. Wheaton Ave
Wheaton, IL 60187

ADDRESS OF PROPERTY:
520 Biesterfield
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:
same as above



26.25
26.25

26289114
DOCUMENT NUMBER

85095

"LEGAL DESCRIPTION"

Unit E 312, in Building 1 in Park Orleans Condominiums, as delineated on plat of survey of a 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. 21580121, in Cook County, Illinois; 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; and together with the exclusive use of parking space, 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.

RIDER "A"

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