

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

NO. 808
April, 1980

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTORS H. JAMES SHEETZ, MORTON D. BOHN, JR., WILLIAM C. WALSH, JR., DANIEL J. HERRON and FRANCIS X. HOWARD, Trustees under Declaration of Trust dated June 1, 1978 of the City of Philadelphia County of Philadelphia State of Pennsylvania for and in consideration of SIXTY-FIVE THOUSAND FIVE HUNDRED (\$65,500.00) DOLLARS, in hand paid, CONVEY and WARRANT to YENSON CHIN

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

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

Unit 3 in Building 41 as delineated on the survey of Heritage Manor in Palatine Condominium of part of the Northwest $\frac{1}{4}$ of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by Buildings Systems Housing Corp., a Corporation of Ohio, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22165443, 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 through conveyed hereby.

CONTINUED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

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

DATED this 15th day of April, 1982

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

1000

(SEAL) Daniel J. Herron (SEAL)
Daniel J. Herron, and

(SEAL) Francis X. Howard (SEAL)
Francis X. Howard, Trustees

PENNSYLVANIA

State of Illinois, County of PHILADELPHIA ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL J. HERRON and FRANCIS X. HOWARD, Trustees under Declaration of Trust dated June 1, 1978

dated June 1, 1978

personally known to me to be the same person s whose name s are 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 15th day of April, 1982

Commission expires Mar. 15, 1982 Janice A. Harris
NOTARY PUBLIC

This instrument was prepared by T. Zurzola, 8 Penn Center, Phila., Pa. 19103
(NAME AND ADDRESS)

MAIL TO:

Philip Wong
(Name)
One IBH Plaza
(Address)
Chicago, Ill 60611
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. 158

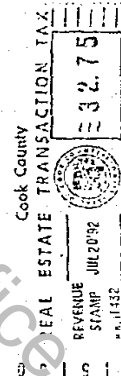
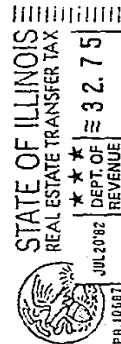
ADDRESS OF PROPERTY:

1992 Heritage Circle
Palatine, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Yenson Chin
(Name)
1992 Heritage Circle
Palatine, IL (Address) 60067



26294654

EXHIBIT "A"

This deed is given on the conditional limitation that the percentage of ownership of said Grantees in the Common Elements shall be divested pro tanto and vested 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 to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed as 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 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 party of the first part 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 of same as through the provisions of said Declaration were recited and stipulated at length herein.

AND by Authority set forth under Declaration of Trust dated June 1, 1978, any two Trustees thereunder may act for all the Trustees.

28294651

END OF RECORDED DOCUMENT