

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

27409671

JAN 17 1984 978762 27409671 A REC

(The Above Space For Recorder's Use Only)

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 Barry Raatz and Mary Raatz, his wife, not as tenants in common but as joint tenants (NAME AND ADDRESS OF GRANTEE)

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

see legal attachment

06 32-101-022, Val. 50

C10-10991 / 56084

0 5 7 5 1 0 Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP JAN 17 1984 \$ 36.50

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE JAN 17 1985 \$ 36.50

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 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 day of December, 1984.

IMPRESS CORPORATE SEAL HERE

U. S. HOME CORPORATION NAME OF CORPORATION BY: Dennis A. Cortesi DIVISION VICE PRESIDENT ATTEST: Audrey Cizek DIVISION ASST. SECRETARY

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

IMPRESS NOTARIAL SEAL HERE

Audrey Cizek 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 27th day of December, 1984

Commission expires October 1, 1988 Valerio Putzer 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: Century Title Co. (Name) 211 S. Wheaton Avenue (Address) Wheaton, Ill. 60187 (City, State and Zip)

ADDRESS OF PROPERTY: 540 Biesterfield Road # 305B

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 (Name)

OR RECORDER'S OFFICE BOX NO. BOX 334 (Address)

AFFIX "RIDERS" OR REVENUE

27409671

DOCUMENT NUMBER

"LEGAL DESCRIPTION"

UNIT 305B ~~xxx-xxx-xxxx~~ IN PARK CHARDONWAY CONDOMINIUMS,
PHASE I 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 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. 21300121, 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. 27044627 AS AMENDED FROM TIME TO TIME TO-
GETHER 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 DECLAR-
ATIONS 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.

"THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF
OWNERSHIP OF SAID GRANTEEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO
AND VEST IN THE GRANTEEES 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 GRANTEEES 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 IN-
CORPORATED 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 EASE-
MENTS 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 DECLAR-
ATION 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.

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