UNOFFICIAL COPY

	GEORGE E. COLE® LEGAL FORMS	NO. 80	
	LEGAL FORMS	April, 19 WARRANTY DEED	980
,′	, ,	Statutory (ILLINOIS)	
6		orporation to Individual)	
(V)	CAUTION: Consult a la All warrantie	awyer before using or acting under this form. es, including merchantability and fitness, are excluded.	
1	THE GRANTOR	KRSS DEVELOPMENT CORP.	
	THE OLUMNICA		
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		d existing under and by virtue of the laws of	
		s and duly authorized to transact 111inois for and in consideration	•
	of the sum of _Ten_and	00/100	
		DOLLARS, in hand paid,	27461484
		given by the Board of <u>Directors</u>	
	of said corr or aion, CON JAMES L. BENSON an	IVEYS and WARRANTS to ad DONNA J. BENSON	(The Above Space For Recorder's Use Only)
		Roselle, I1. 60172	
1 1		AND ADDRESS OF GRANTEE) al Estate situated in the County of	Cook
1/2	in the State of Illinois, to		
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-31/22-0	PERMANENT TAX	INDEX NUMBER: 07-35-400-028	C
K-31/22-C	PERMANENT TAX		
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K-31/22-c	•	INDEX NUMBER: 07-35-400-028 Grantor has caused its corporate seal to be by its President, and attested by its	
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GEORGE E. COLE® LEGAL FORMS

WARRANTY DEED

Corporation to Individual

LEGAL DESCRIPTION FORDEED

 $\frac{\text{PARCEL 1: UNIT NO.}}{\text{of the following described real estate (hereinafter referred to as "Parcel"):}}$

e Mile

That part of Lot 3 in Cross Creek, being a subdivision of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded February 7, 1979, as Document 24835738, bounded by a line described as follows:

Reginning at a point 228.68 feet North, as measured along the West line thereof, and 34.67 feet East, as measured at right angles to said West line, of the Southwest corner of said Lot 3; thence North 00 degrees of minutes 00 seconds East 152.42 feet; thence North 90 degrees 00 minutes 00 seconds East, 70.33 feet thence South. 00 degrees 00 minutes 00 seconds West, 152.42 feet; thence South 90 degrees 00 minutes 00 seconds West, 70.32 feet to the place of beginning in Cook County, Tilinois.

which survey is attached as Exhibit "B" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Cross Treek Condominium Building No. 7 made by First Bank of Oak Park as Trustee under Trust Agreement dated October 2, 1986 and known as Trust No. 12058, and recorded in the Office of the Cook County Recorder of Deeds as Document No.

11.38 interest in sa d Parcel (excepting from said Farcel all the units thereof e, defined and set forth in said Declaration of Condominium Ownership and survey).

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easements popurtenant to the above described real estate, the rights and assements for the benefit of said property set forth in the aforementationed Declaration

of Condominium Ownership and hereby reserves to itself, its successors and assigns, the rights and easemen's set forth therein for the benefit of the remaining ploper'y described

PARCEL 2: Grantor also hereby grants to Glan'ee, their successors and assigns, as rights and easements applicant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for the Creek Homeowners' Association dated the 1st day of September, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25155624, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyance and mortgages of said remaining property or any of

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