

GEORGE E. COLE®
LEGAL FORMS

NO. 804
April, 1980

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

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

THE GRANTOR KRSS DEVELOPMENT CORP.

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100 -----

of the sum of _____ DOLLARS,
_____ in hand paid,
and pursuant to authority given by the Board of Directors
of said corporation, CONVEYS and WARRANTS to
JAMES L. BENSON and DONNA J. BENSON
100 E. Thorndale, Roselle, IL 60172

NAME AND ADDRESS OF GRANTEE)

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

See attached legal description.

PERMANENT TAX INDEX NUMBER: 07-35-400-028

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 _____ President, and attested by its Assistant Secretary, this 11th day of February, 19 85

IMPRESS
CORPORATE SEAL
HERE

BY _____

ATTEST: _____

KRSS DEVELOPMENT CORP.
(NAME OF CORPORATION)

Carleen Struck

Assistant SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kenneth Struck personally known to me to be the _____ President of the KRSS DEVELOPMENT CORP.

corporation, and Arleen Struck personally known to me to be the 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 President and Assistant Secretary, they signed and delivered the said instrument 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 11th day of February 19 85

Commission expires Nov. 23 1987 Alice D. Johnson
NOTARY PUBLIC

This instrument was prepared by Alice Johnson, 1260 Bamberg Ct. Hanover Park, IL 60103
(NAME AND ADDRESS)

MAIL TO: { James L. Benson
(Name)
630 Cross Creek Park West
(Address)
Roselle, IL. 60172
(City, State and Zip)

ADDRESS OF PROPERTY:
630 Cross Creek Park West
Roselle, IL 60172

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

SEND SUBSEQUENT TAX BILLS TO:
James L. Benson

630 Cross Creek Park West. Roseville, Il. 60172

1. AFFIX "RIDERS" OR REVENUE STAMPS HERE

2461484

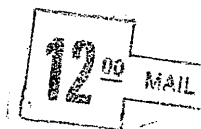
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12.25

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WARRANTY DEED
Corporation to Individual

TO

067622

CO. NO. 015
130812

COOK COUNTY
REAL ESTATE TRANSACTION TAX
ISSUED MAR-4-85
Fm. 11-22



31.50

ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR-4-85
31.50

GEORGE E. COLE
LEGAL FORMS

LEGAL DESCRIPTION FORFEED

PARCEL 1: UNIT NO. 7-BB-1, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

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:

Beginning 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 00 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, 70.33 feet to the place of beginning in Cook County, Illinois.

which survey is attached as Exhibit "B" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Cross Creek Condominium Building No. 7 made by First Bank of Oak Park as Trustee under Trust Agreement dated October 2, 1980 and known as Trust No. 12058, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 11.38 together with an undivided 11.38 % interest in said Parcel (excepting from said Parcel all the units thereof as 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 appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration of Condominium Ownership and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

PARCEL 2: Grantor also hereby grants to Grantee, 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 Declaration of Covenants, Conditions, Restrictions and Easements for the Cross 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 them.

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