

Property of Cook County Clerk

COOK COUNTY, ILLINOIS
FILED FOR RECORD

27 481 822

COOK
CO. NO. 016

1985 MAR 20 PM 3:00

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WARRANTY DEED

12.00

THE GRANTORS Glenn Jay Chudacoff and Laura J. Chudacoff (formerly known as Laura J. Zipperman) of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), in hand paid, CONVEY and WARRANT to Mark Pollack and Jocelyne Pollack, as joint tenants, of Sko County Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITH RIGHT OF SURVIVORSHIP AND NET AS TENANTS

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
111 4125

Unit Number 2-205C and Garage Unit Number P-45 in Pheasant Creek Condominium Number 5, as Delineated on a survey of the following described real estate:

Parts of Lots "A" and "B" in White Plains Unit Number 7, being a subdivision in Section 8, Township 42 North, Range 12 East of the Third Principal Meridian, together with part of 2 acres conveyed to F. Walter, December 4, 1849, as Document 24234, all in Cook County, Illinois which survey is attached as Exhibit 'C' to the Declaration of Condominium Recorded as Document 25459822, together with its undivided percentage interest in the common elements.

PARCEL 2:

Easement for Ingress and Egress for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, and Restrictions for the Pheasant Creek Association Recorded as Document 22648909, as supplemented from time to time; and in the Declaration of Easement Recorded as Document 25459821 and 25926881, in Cook County, Illinois.

SUBJECT TO:

(a) general taxes for the year 1984 and subsequent years; (b) installments due after the date of closing assessments established pursuant to the Declaration of Condominium; and to (a) easement over the land described in the Declaration of Easements for the purpose of ingress and egress for vehicular and pedestrian traffic and to install and maintain all equipment necessary to serve the laned and other property with electricity, gas, water, and sewage service, together with the right of access to said equipment and the right to clear the affected land of obstructions as created by Declaration of Easements recorded March 8, 1974 as Document 22648908 and the covenants and agreements therein contained (affects parcel

COOK COUNTY
REAL ESTATE TRANSFER TAX
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69-89-475 DF

Dewey

Tax # 2000338081

Property of

2); (b) Easement over the land described in the grant to install and maintain all equipment necessary to serve the land and other property with electric service, together with the right of access to said equipment, as created by Grant to the Commonwealth Edison Company recorded as Document 22711633 (affects parcel 2); (c) easement over the land described in the grant to install and maintain all equipment necessary to serve the land and other property with telephone and electric service, together with the right of access to said equipment, as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded as Document 24684468 (affects the underlying and and other property); (d) covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions and Restrictions for the Pheasant Creek Association made by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated February 26, 1959, known as Trust Number 40920 dated March 5, 1974 and recorded March 8, 1974 as Document 22648909, as supplemented from time to time and including the eleventh supplement to the Declaration of Covenants, Conditions and Restrictions for the Pheasant Creek Association recorded May 16, 1980 as Document 25459820, relating to membership in the Pheasant Creek Association, an Illinois not-for-profit corporation classes of membership and voting rights of members in the Association; uses and designations of the common properties; property rights of members in the common properties and covenants relating to maintenance. (NOTE: said instrument contains no provision for a forfeiture or reversion of title in case of breach of condition); (e) terms, provisions and conditions relating to the easement described as parcel 2 of our caption contained in the instruments creating said easement; (f) rights of the adjoining owner or owners to the concurrent use of the easement; (g) Easement for storm sewer and manhole, as disclosed by survey 791197 made by Gremley and Biedermann, Inc. dated July 3, 1974, (affects approximately the south 100 feet of Lot A of the underlying subdivision); (h) easement in, upon, under, over and along the land to install and maintain all equipment for the purpose of serving the land and other property with electric service, together with right of access to such equipment, as created by grant to the Commonwealth Edison Company recorded February 7, 1980 as Document 25353369; (i) the Developer has reserved the right to add additional property to that which has been submitted to the Illinois Condominium Property Act by declaration recorded as Document 25459822 and, in the event of any such addition, to reallocate percentage interests in the common elements. (j) Easement in, upon, under, over and along the land to install and maintain all equipment for the purpose of serving the land and other property with electric service, together with right of access to said equipment as created by grant to Commonwealth Edison Company, recorded February 24, 1981 as Document 25784174; (k) Easement in upon, under,

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over, and along the land to install and maintain all equipment for the purpose of serving the land and other property with electric service together with right of access to said equipment as created by Grant to Commonwealth Edison Company recorded May 22, 1981 as Document 25879635.

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 March, 1985.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) Glenn Jay Chudacoff (SEAL) _____ (SEAL) Laura Z. Chudacoff (SEAL) _____ (SEAL) LAURA Z. CHUDACOFF

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Glenn Jay Chudacoff and Laura Z. Chudacoff personally known to me to be the same persons whose names 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 March, 1985.

Rubeta Puzos (SEAL) NOTARY PUBLIC

Commission expires 3-29-87

This instrument was prepared by John L. Hines, Jr., Schwab, Cooper, Kolb & Gaynor Chartered, 33 North LaSalle Street, Suite 2222, Chicago, IL 60602.

TAX I.D. NO. 04-08-200-038-1081

ADDRESS OF PROPERTY

MAIL TO Mark Pollack
Unit 2-205C, 3050 Pheasant Creek Dr.
Northbrook, IL 60062

Unit 2-205C
3050 Pheasant Creek Dr.
Northbrook, IL

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

SEND SUBSEQUENT TAX BILLS TO:

Mark Pollack
Unit 22-205C
2050 Pheasant Creek Dr.
Northbrook, IL

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RECORDER'S OFFICE BOX NO. 333 Page 3 of 3

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