

UNOFFICIAL COPY

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.

27526905

THE GRANTOR, U.S. HOME CORPORATION 26-85 50503 27526905 A - REC 11.00

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/100ths of the sum of (\$10.00) DOLLARS, and other good & valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

(The Above Space For Recorder's Use Only)

Douglas R. Palmquist, a bachelor, and Michelle C. Rozmin, a spinster, as joint tenants and not as tenants in common

(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 ATTACHED

P.I. N. 06-35-400-032, Vol. 61

SUBJECT TO: General Real Estate Taxes for the year 1984 and subsequent years, special assessments confirmed after this contract date, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, easements for public utilities, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

0.50050
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR 20 1985
P.B. 11432
30.25

COOK CO. NO. 16
141265
APR 20 1985
REVENUE
30.25

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 Vice President, and attested by its Division Secretary, this 29th day of March, 19 85

IMPRESS
CORPORATE SEAL
HERE

U.S. HOME CORPORATION
(NAME OF CORPORATION)
BY David S. Anderson Vice PRESIDENT
ATTEST: Bonnie L. Elza Division SECRETARY

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

IMPRESS
NOTARIAL SEAL
HERE

corporation, and Bonnie L. Elza personally known to me to be the Division 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 Vice President and Division 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 29th day of March 1985

Commission expires October 1 1988 Valerie P. Talar
NOTARY PUBLIC

This instrument was prepared by Howard D. Galper, 33 N. LaSalle St., Chicago, IL. 60602
(NAME AND ADDRESS)

MAIL TO: Century Title Company
(Name)
211 S. Wheaton Avenue
(Address)
Wheaton, IL. 60187
(City, State and Zip)

ADDRESS OF PROPERTY:
360 Newport Lane, Unit D-1
Bartlett, IL. 60103
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)
(Address)

OR RECORDER'S OFFICE BOX NO. 318

APR 20 1985

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RIDER "A"

UNIT 8-A-1-2 IN HEARTHWOOD FARMS CONDOMINIUM, PHASE 1, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION, UNIT 1, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE 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. 26083807, AS AMENDED FROM TIME TO TIME, 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 AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS AMENDED DECLARATIONS ARE FILED OF RECORD, IN PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION.

"THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES 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 GRANTEES 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 INCORPORATED 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 EASEMENTS 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 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, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

27526205

END OF RECORDED DOCUMENT