

GEORGE E. COLE  
LEGAL FORMS

NO. 808  
April, 1980

27029881

C-2148

**WARRANTY DEED**  
Statutory (ILLINOIS)  
(Individual to Individual)

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

THE GRANTORS H. JAMES SHEETZ, MORTON D. BOHN, JR.,  
WILLIAM G. WALSH, JR., DANIEL J. HERRON and  
FRANCIS X. HOWARD, Trustees under Declaration of  
Trust dated June 1, 1978

of the City of Phila., County of Phila.,  
State of Pennsylvania for and in consideration of  
TEN DOLLARS (\$10.00) and other good and valuable  
consideration

DOLLARS

CONVEY and WARRANT to CRAIG R. PRASSE,  
a bachelor, of Rockford, Illinois,

503 Linden Rd

(NAME AND ADDRESS OF GRANTEE)

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

Unit No. 5-10-124-L-B-1 together with a perpetual and exclusive easement  
in and to Garage Unit No. G5-10-124-L-B-1 as delineated on a Plat of Survey  
of a parcel of land being a part of the Southwest 1/4 of the Southwest 1/4 except  
the South 1/2 of Section 24, Township 41 North, Range 10 East of the Third  
Principal Meridian (hereinafter referred to as "Development Parcel" which  
Survey is attached as Exhibit "A" to a Declaration of Condominium made by  
Central National Bank in Chicago, as Trustee under Trust Agreement dated  
May 1, 1976, and known as Trust No. 21741, recorded in the Office of the  
Recorder of Deeds of Cook County, Illinois, March 25, 1977, as Document  
23863582, as amended from time to time, together with a percentage of common  
elements appurtenant to said Units 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  
Declarations are filed of record, in the percentages set forth in such Amended  
Declarations which percentages shall automatically be deemed to be conveyed  
effective on the recording of such Amended Declarations as though conveyed  
hereby. Trustees also hereby grants to Grantee, Grantee's heirs 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 as amended. Continued on Exhibit A attached hereto  
and made a part hereof:  
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois.

10.00

(This Space For Recorder's Use Only)

3 APR 84 2:15

DATED this 5th day of March 1984

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
(SEAL) WILLIAM G. WALSH, JR. (SEAL) DANIEL J. HERRON (SEAL)  
WILLIAM G. WALSH, JR. AND DANIEL J. HERRON  
Trustees under Declaration of Trust dated June 1, 1978

HENNA, State of Illinois, County of Philadelphia ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
WILLIAM G. WALSH, JR. and DANIEL J. HERRON  
Trustees under Declaration of Trust dated June 1, 1978

IMPRESS SEAL HERE  
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 acknowl-  
edged 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 5th day of March 1984

Commission expires Mar 15, 1986 Janice H. Haines  
NOTARY PUBLIC

This instrument was prepared by J. Haines, 8 Penn Center, Phila., PA 19103  
(NAME AND ADDRESS)

MAIL TO: (Name) (Address) (City, State and Zip)

ADDRESS OF PROPERTY:  
214 Scarsdale Court  
Schaumburg, IL 60193  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Grantee as above  
(Name) (Address)

OR RECORDER'S OFFICE BOX NO. 430

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
31.50  
APR 3 1984  
F.A. 114.2

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE STAMP  
31.50  
APR 3 1984  
F.A. 114.2

27029881

UNOFFICIAL COPY

TO

TRUSTEES, ETC.

H. JAMES SHEETS, ET AL,

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

Exhibit "A"

and Trustee reserved to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

ALL SUCH GRANTS and conveyances are subject to:

(1) General Real Estate taxes for the previous and current year not now due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year closing; (2) Special taxes or assessments for improvements not yet completed; (3) easements, covenants, restrictions and building lines of record and party wall rights; (4) The Illinois Condominium Property Act; (5) Terms, provisions and conditions of Declaration of Condominium Ownership for Lexington Green II Condominiums and Plat of Survey filed with or as an amendment thereto, and all amendments and exhibits to said Declaration; (6) Applicable zoning and building laws and ordinances; (7) Roads and highways, if any; (8) Purchaser's mortgage, if any; and (9) act done or suffered by Purchaser, if any.

AND by authority set forth under Declaration of Trust dated June 1, 1978, any two Trustees thereunder may act for all the Trustees.

27029881

Property of Cook County Clerk's Office

DOCUMENT