

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.

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 DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

RICK D. ECKARDT
593 Gateshead South, Elk Grove, IL. 60007

(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.

COOK
CO. 401, 014
12088



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY-2'84
P.B. 10697
DEPT. OF REVENUE
32.00

029073

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
TAMU MAY-2'84
P.B. 11437
32.00

2 MAY 84 2:39

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, this 18th day of April, 1984.

KRSS DEVELOPMENT CORP.

(NAME OF CORPORATION)

IMPRESS
CORPORATE SEAL
HERE

BY

ATTEST:

Arleen 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.

IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 18th day of April, 1984

Commission expires Nov. 23 1987

NOTARY PUBLIC

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

MAIL TO:

Rick D. Eckardt
(Name)
676 Cumberland Trail
(Address)
Roselle, IL. 60172
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO.

ADDRESS OF PROPERTY:

676 Cumberland Trail
Roselle, IL. 60172

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

SEND SUBSEQUENT TAX BILLS TO:

Rick D. Eckardt
(Name)
676 Cumberland Trail, Roselle, IL. 60172
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

27068826

5-2-84

27068826

27068826

(The Above Space For Recorder's Use Only)

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LEGAL DESCRIPTION FORFEED

PARCEL 1: UNIT NO. 22-B-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 $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 41 North, Range 10, East of the 3rd P.M., according to the plat thereof recorded February 7, 1979 as document 24835738 bounded by a line described as follows: Beginning at a point 357.32 ft. North as measured along the East line thereof, and 216.00 ft. West, as measured at right angles to said East line, of the Southeast corner of said Lot 3; thence North 89 degrees 48 minutes 49 seconds West 70.33 ft.; thence North 00 degrees, 11 minutes, 11 seconds East, 152.42 ft.; thence South 89 degrees 48 minutes 49 seconds East, 70.33 ft.; thence South 00 degrees 11 minutes 11 seconds West, 152.42 ft. to the place of beginning. 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. 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. 27050130, 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.

RECEIVED IN BAD CONDITION

END OF RECORDED DOCUMENT