

# 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.

LAND TITLE COMPANY OF AMERICA, INC.  
KATHLEEN E. HORNE  
L-17904-C5

**THE GRANTOR**

KRSS DEVELOPMENT CORP. JUN-19-84 904207 • 27135929 A — Rec 10.20

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

ROMER J. EVANS AND ESTHER M. EVANS  
3216 N. Overhill, Chicago, IL 60634

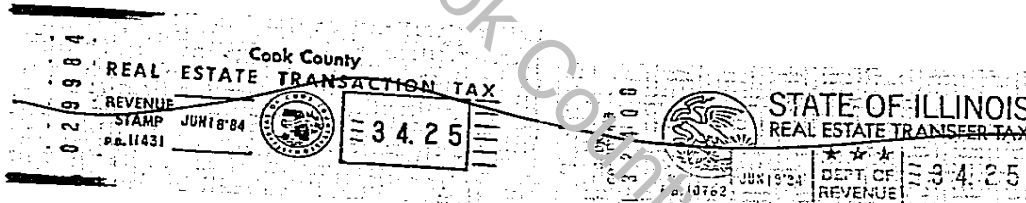
(NAME AND ADDRESS OF GRANTEE)

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

See attached legal description

27135929

6/19/84  
(The Above Space For Recorder's Use Only)



19 JUN 84 2:29

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 Assistant President, and attested by its Assistant Secretary, this 14th day of May, 19 84.

KRSS DEVELOPMENT CORP.

IMPRESS  
CORPORATE SEAL  
HERE

BY \_\_\_\_\_ (NAME OF CORPORATION)  
ATTEST: Arlene 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 Arlene 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 14th day of May 19 84

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: { Romer J. Evans (Name)  
630 Cumberland Trail (Address)  
Roselle, IL 60172 (City, State and Zip)

ADDRESS OF PROPERTY: 630 Cumberland Trail  
Roselle, IL 60172 10.00 MAIL  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Romer J. Evans (Name)  
630 Cumberland Trail, Roselle, IL 60172 (Address)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

AFFIX "RIDERS" OR

27135929



UNOFFICIAL COPY

Corporation to Individual

WARRANTY DEED

## LEGAL DESCRIPTION FOR DEED

PARCEL 1: UNIT NO. 24-AA-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 188.90 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. 27692410, together with an undivided  $\frac{1}{2}$  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.

END OF RECORDED DOCUMENT

27135929

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