

GEORGE E. COLE* No. 808
LEGAL FORMS September, 1975

WARRANTY DEED

Statutory (ILLINOIS)

(Individual to Individual)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

27 243 956

1984 SEP -6 PM 12:50

27243956

(The Above Space For Recorder's Use Only)

T.T.I. 192262

THE GRANTOR LOUIS ALTMAN and ELEANOR H. ALTMAN, his wife

of the village of Northbrook County of Cook State of Illinois
for and in consideration of Ten & no/100 ----- (\$10.00) DOLLARS,
in hand paid,

CONVEY and WARRANT to JOHN D. ARTHUR, divorced and not
(NAME AND ADDRESS OF GRANTEE)
remarried, 2345 N. Waukegan, Bannockburn, IL 60015

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

SEE ATTACHED RIDER
SUBJECT TO:

(a) General real estate taxes for 1984 and subsequent years; (b) Special assessments confirmed after August 2, 1982, if any; (c) Building, building line and use of occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinance; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms provisions, covenants, and conditions of the declaration of condominium, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto; limitations and conditions imposed by the Illinois Condominium Property Act, installments of assessments due after the time of possession and easements established pursuant to the declaration of condominium; public roads and highways; easements for private roads; covenants and restrictions in Order of Circuit Court of Cook County Case 66 L 4778; easements created by documents recorded as Nos. 22648908, and 22711633.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 13TH day of AUGUST, 1984

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Louis Altman (Seal) _____ (Seal)
LOUIS ALTMAN
Eleanor H. Altman (Seal) _____ (Seal)
ELEANOR H. ALTMAN

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 LOUIS ALTMAN and ELEANOR H. ALTMAN, his wife,

personally known to me to be the same person s whose name s are 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 30th day of August 1984.

Commission expires JULY 25 1988
Jeffrey G. Liss NOTARY PUBLIC

This instrument was prepared by 115 S. LaSalle St., Chicago, IL 60603
(NAME AND ADDRESS)

ADDRESS OF PROPERTY:
3124 Antelope Spring

MAIL TO: Asher Stern (Name)
701 Deerfield Rd. (Address)
Deerfield, IL 60015 (City, State and Zip)

Northbrook, IL 60062
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
SAPU (Name)

OR RECORDER'S OFFICE BOX NO. 15 (Address)

11 00

AFFIX "RIDERS" OR REVENUE STAMPS HERE

27 243 956
DOCUMENT NUMBER

UNOFFICIAL COPY

GEORGE E. COLES
LEGAL FORMS

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

028040

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
SEP-9/14
PA. 11430

028040

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

REVENUE
SEP-9/14
PA. 10161

028040

27 243 956



RIDER

TO WARRANTY DEED FROM LOUIS ALTMAN and ELEANOR M. ALTMAN, his wife, to JOHN D. ARTHUR, divorced and not remarried.

Unit Number 3124 in Pheasant Creek Condominium Association No. 3 as delineated on Survey on part or parts of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lots "A" and "B" (except the North 520.0 feet of the West 742.0 feet of said Lot "A") in White Plains Unit 7, being a subdivision in Section 8, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" and "B-1" to Declaration of Condominium made by Chicago Title & Trust Company as Trustee under Trust Agreement dated January 2, 1977 and known as Trust Number 1068750 recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 23959265 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 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 each such Amended Declaration as though conveyed hereby.

21 243 956

This Deed is given on the conditional limitation that the percentage of ownership of said Grantee 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 right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement with-in 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 the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

Party of the first part also hereby grants to parties of the second part, 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, and in the Declaration of Covenants, Conditions, Restrictions and Easements for the Pheasant Creek Association recorded as Document Number 22648909 as may be amended from time to time and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations 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 Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

END OF RECORDED DOCUMENT