

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.

27321520

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

LARRY R. SCALETTA and NANCY A. LEMBO
6858 County Farm Road, Windfield, Illinois

(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. REC. 016
137047



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
NOV-284
P.B. 10762
3775

034978

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP NOV-284
P.B. 11431
3775

NOV 24 11:20

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 President, and attested by its Assistant Secretary, this 1st
day of October, 19 84

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.

IMPRESS
NOTARIAL SEAL
HERE

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 instru-
ment 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 1st day of October, 19 84

Commission expires Nov. 23, 19 87

NOTARY PUBLIC

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

MAIL TO:

David Murphy
(Name)
4400 N. 19th St. Roselle
(Address)
Chicago, IL 60603
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. —

ADDRESS OF PROPERTY:

966 Cross Creek Drive North
Roselle, Illinois 60172

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

SEND SUBSEQUENT TAX BILLS TO:

Larry R. Scaletta
966 Cross Creek Drive North
Roselle, IL 60172
(Address)

AFFIX "RIDERS" OR REVENUE

27321520

MAIL

LEGAL DESCRIPTION FOR DEED

PARCEL 1: UNIT NO. 17A-2, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

Legal Description for Building 17.

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 355.95 ft. West, as measured along the North line thereof, and 34.66 ft. South, as measured at right angles to said North line, of the Northeast Corner of said Lot 3; thence South 3 degrees 29 minutes 22 seconds East, 70.33 ft.; thence South 86 degrees 30 minutes 38 seconds West, 152.42 ft.; thence North 3 degrees 29 minutes 22 seconds West, 70.33 ft.; thence North 86 degrees 30 minutes 38 seconds East, 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. 17 made by First Bank of Oak Park as Trustee under Trust Agreement dated September 2, 1980 and known as Trust No. 12058, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 27288964, together with an undivided 13.62 % 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.

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END OF RECORDED DOCUMENT