

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

8 JAN 85 3:43
27399512
(The Above Space For Recorder's Use Only)

THE GRANTOR, U. S. HOME CORPORATION JAN--8-85 975391 27399512 u A Rec 11

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to Richard P. Cox and Ruthanne Cox, his wife NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS (NAME AND ADDRESS OF GRANTEE)
252 Lowbridge, Bloomingdale, IL. 60108
the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE ATTACHED FOR LEGAL

COOK CO. NO. 016 38726
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
P.B. 10762 JAN-8'85 DEPT. OF REVENUE 31.75

P.I.N. 06-35-400-036, Vol. 61

11.00

Cook County REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN-8'85 P.B. 11431 31.75

10-11007 / 62342

Subject to: Real estate taxes for the current year; easement and restriction of record; zoning and building laws and ordinances; party wall rights, if any, roads, highways and right of way, if any.

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 Division Vice President, and attested by its Division Assistant Secretary, this 28th day of December, 19 84.

IMPRESS CORPORATE SEAL HERE
BY: Dennis A. Cortesi U. S. HOME CORPORATION (NAME OF CORPORATION) DIVISION VICE PRESIDENT
ATTEST: Audrey Cizek DIVISION ASST. SECRETARY

State of Illinois, County of DuPage, I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dennis A. Cortesi personally known to me to be the Division Vice President of U. S. Home Corporation, and Audrey Cizek personally known to me to be the Division 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 Division Vice President and Division Assistant Secretary, they signed and delivered the said instrument as Division Vice President and Division Assistant Secretary of said corporation, 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 28th day of December, 1984

Commission expires October 1, 19 88 Valeri Pitzler NOTARY PUBLIC

This instrument was prepared by: Howard D. Galper Feiwell, Galper & Lasky, Ltd., 33 North LaSalle St.--33rd Floor, Chicago, Ill. 60602

MAIL TO: Century Title Company (Name)
211 S. Wheaton Avenue (Address)
Wheaton, IL. 60187 (City, State and Zip)

ADDRESS OF PROPERTY: 333 A-2 Newport Lane
Bartlett, IL. 60103
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO: same as above (Name)
(Address)

OR RECORDER'S OFFICE BOX NO. 334

COOK COUNTY CLERK'S OFFICE
AFFIX "RIDERS" FOR REVENUE: 27399512
DOCUMENT NUMBER

UNOFFICIAL COPY

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WARRANTY DEED
Corporation to Individual

RIDER "A"

UNIT 14-A2/1 IN HEARTHWOOD FARMS CONDOMINIUM, PHASE 1, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION, UNIT 1, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY U.S. HOME CORPORATION, A CORPORATION OF DELAWARE, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26083807, 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 AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS AMENDED DECLARATIONS ARE FILED OF RECORD, IN PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVERTED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION.

"THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEEES SHALL BE DEEMED AN AGREEMENT WITHIN 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 OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO."

"GRANTOR HEREBY GRANTS TO GRANTEE, ITS HEIRS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS SET FORTH IN THE AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION 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 DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

27339354

END OF RECORDED DOCUMENT