

UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 804  
April, 1980

5-21-85

WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Individual)

8 - 0 2 9 0 0 4

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

85029664

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,

and pursuant to authority given by the Board of Directors  
of said corporation, CONVEYS and WARRANTS to  
JOSEPH J. BRUSA and LORI A. BRUSA, his wife in joint  
7645 Irving Park Road, Chicago, Illinois 60634 tenancy

(The Above Space For Recorder's Use Only)

(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  
tax no. 07-35-401-028

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 13th  
day of March, 19 85

IMPRESS  
CORPORATE SEAL  
HERE

KRSS DEVELOPMENT CORP  
BY Arleen Struck PRESIDENT  
ATTEST Kenneth 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 13th day of March 19 85

Commission expires Nov. 23 19 87 Alice Johnson  
NOTARY PUBLIC

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

MAL TO: Joseph J. Brusa  
(Name)  
980 Cross Creek Drive North  
(Address)  
Roselle, IL. 60172  
(City, State and Zip)

ADDRESS OF PROPERTY:  
980 Cross Creek Drive North  
Roselle, IL. 60172  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO:  
Joseph J. Brusa  
980 Cross Creek Drive North  
Roselle, IL. 60172  
Assessors

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

Hand Title Co. L-19378-05 D. Frank

AFFIX "RIDERS" OR REVENUE STAMPS HERE

85029664

MAY-21-05 25190 • 85029664 • A — Rec

12.25

12:30  
MAIL

Property of Cook County Clerk's Office

MAY 21 2:30

85029664

|                           |  |
|---------------------------|--|
| <b>WARRANTY DEED</b>      |  |
| Corporation to Individual |  |
| TO                        |  |

COOK COUNTY CLERK

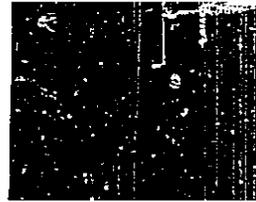
REAL ESTATE TRANSFER TAX

RECEIVED

MAY 21 2005

12:25

GEORGE E. COLE®  
LEGAL FORMS



# UNOFFICIAL COPY

LEGAL DESCRIPTION FOR DEED 85029664

**PARCEL 1:** UNIT NO. 19-AA-2, 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 187.52 ft. West, as measured along the North line thereof, and 34.67 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. 19 made by KRSS DEVELOPMENT CORPORATION of the State of Illinois, recorded in the Office of the Cook County Recorder of Deeds as Document No. 27226636 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.

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