

UNOFFICIAL COPY

THE HAMPTONS TOWNHOME CONDOMINIUM

WARRANTY DEED

(Joint Tenancy)

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COOK
CO. REC. 616

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THE GRANTOR, CHESTER HOMES ENTERPRISES, INC., a Nevada corporation, created and existing under and by virtue of the laws of the State of Nevada, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS unto: JEFFREY J. CHESTER AND BARBARA M. CHESTER, his wife Grantee(s) residing at 126 Idlestone Lane Schaumburg, Illinois 60194 the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 15-1 in The Hamptons Townhome Condominium, as delineated on a survey of the following described real estate:

That part of the Northeast 1/4 of Section 26, Township 41 North, Range 10 East of the Third Principal Meridian, described as follows:

Commencing at the center of said Section 26; thence N. 00° 11' 44" W., along the West line of the Northeast 1/4 of said Section 26, a distance of 721.47 feet; thence leaving said West line and running N. 89° 48' 16" E., a distance of 247.00 feet; thence S. 61° 35' 05" E., a distance of 50.92 feet; thence N. 28° 24' 54" E., a distance of 215.72 feet; thence N. 00° 11' 44" W., a distance of 193.60 feet; thence N. 89° 48' 16" E., a distance of 122.00 feet; thence N. 29° 48' 29" E., a distance of 194.50 feet; thence N. 16° 46' 04" E., a distance of 161.11 feet; thence N. 00° 09' 13" W., a distance of 96.00 feet to the POINT OF BEGINNING; thence continuing N. 00° 09' 13" W., a distance of 110.22 feet to a point on a curve, thence 11.94 feet along the arc of a curve to the left, having a radius of 330.00 feet, the chord bearing S. 89° 07' 03" E., a distance of 11.94 feet to a point of tangency; thence N. 89° 50' 47" E., a distance of 158.07 feet; thence S. 00° 09' 13" E., a distance of 110.00 feet; thence S. 89° 50' 47" W., a distance of 170.00 feet to the POINT OF BEGINNING; all in Cook County, Illinois;

which survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 27269141, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

TO HAVE AND TO HOLD such real estate unto the Grantee(s) forever, not in tenancy in common, but in joint tenancy. Said conveyance is made subject to: (1) general taxes for 1984 and subsequent years; (2) zoning and building laws and ordinances; (3) defects in title occurring by reason of any acts done or suffered by Grantee(s); (4) easements, reservations, rights of way, covenants, conditions, restrictions and building lines of record; (5) encroachments, if any; (6) applicable zoning and building laws or ordinances; (7) Condominium Property Act of Illinois; (8) assessments established pursuant to the Declaration of Condominium; and (9) Declaration of Condominium and amendments thereof.

GRANTOR HEREBY GRANTS TO GRANTEE(S), 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 Condominium for The Hamptons Townhome Condominium recorded in the Office of the Recorder of Deeds, Cook County, Illinois, on September 25, 1984 as Document No. 27269141, 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.

RECEIVED
STATE OF ILLINOIS
ESTATE TRANSFER TAX
NOV 21 1985
REVENUE
32.50
C.T.L.

CANCELLED
NOV 21 1985
ESTATE TRANSFER TAX
REVENUE
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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. This Deed is conveyed on the express condition that the percentage of ownership of Grantee in the Common Elements may be divested pro tanto and vested in accordance with the Declaration and any recorded amendment(s) thereto.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized Ill. Div. President and attested by its Assistant Secretary this 2nd day of October 1985

[CORPORATE SEAL]

CENTEX HOMES ENTERPRISES, INC.

Attest:

James R. Duerr
Secretary

By: Jerald R. Harker
President, Illinois Division

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Gerald R. Harker, personally known to me to be the Ill. Div. President of CENTEX HOMES Enterprises, Inc., and James R. Duerr, 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 Ill. Div. President and Assistant Secretary, they signed and delivered said instrument as Ill. Div. President and 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.

Given under my hand and official seal this 2nd day of October, 1985

Shelby S. Borlick
Notary Public

My Commission Expires:

11/09/88

This Instrument Prepared By:

SHELBY S. BORLICK
McDERMOTT, WILL & EMERY
111 West Monroe Street
Chicago, Illinois 60603
(312) 372-2000

After Recordation This Deed Should Be Returned to:

Jeffrey J. Chester
265 Greenshoro Ct.
Elk Grove Village, Illinois
60007

SEND SUBSEQUENT TAX BILLS TO: **BOX 533-WJ**

PINAL 07-25-100-021-1043 Ga.

Property: 265 Greenshoro Ct
Elk Grove Village, Ill.
60007

Sam e (Name)
(Address)