

# UNOFFICIAL COPY

THE FOX RUN MANOR HOMES CONDOMINIUM

WARRANTY DEED  
(Joint Tenancy)

11.00

86568234

THE GRANTOR, CENTEX 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: Robert E. Kavanaugh and Rosemary P. Kavanaugh, his wife, Grantee(s) residing at 10431 Palmer, Melrose Park, Illinois 60164 the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 25-2 in The Fox Run Manor Homes Condominium, as delineated on a survey of the following described real estate: Part of the Northeast 1/4 of Section 26, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 27469146, 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 1985 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 Fox Run Manor Homes Condominium recorded in the Office of the Recorder of Deeds, Cook County, Illinois, on March 8, 1985 as Document No. 27469146, 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. 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 10<sup>th</sup> day of November, 1986.

(CORPORATE SEAL)

CENTEX HOMES ENTERPRISES, INC.

Attest:

James P. Owen  
Assistant Secretary

By: [Signature]  
Illinois Division President

*10/27/86*

*2728*

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 28 1986  
DEPT OF REVENUE  
52.25



COOK COUNTY  
REAL ESTATE TRANSACTION  
52.25



COOK COUNTY  
REVENUE  
52.25

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Property of Cook County Clerk's Office

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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 Illinois Div. President of CENTEX HOMES ENTERPRISES, INC. and James Duany, 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 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 10th day of November, 1988.

Shelma E. Rhyne  
Notary Public

My Commission Expires:

11/09/88

This Instrument Prepared By:

SHELBY S. BOBLICK  
McDERMOTT, WILL & EMERY  
111 West Monroe Street  
Chicago, Illinois 60603

After Recordation This Deed Should  
Be Recorded To:

Mr. and Mrs. Robert Kavanaugh  
121 C Red Fox Lane  
Elk Grove Village,  
Illinois 60007

The unit conveyed hereby is part of the property covered by permanent tax index number 07-26-200-005.

SEND SUBSEQUENT TAX BILLS TO:

SAME \_\_\_\_\_ (Name)  
\_\_\_\_\_ (Address)  
\_\_\_\_\_

AFTER RECORDING MAIL THE DEED TO:

SHAWN M. BOLGER  
ATTORNEY AT LAW  
9726 FRANKLIN AVE.  
FRANKLIN PARK, IL 60131

BOX 308 Z-28

86568234

COOK COUNTY CLERK  
FILED FOR RECORD  
NOV 29 PM 2:11

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