

UNOFFICIAL COPY

THE FOX RUN MANOR HOMES CONDOMINIUM

WARRANTY DEED

11.00

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: Milton V. Miller, a bachelor, Grantee(s) residing at 350 Tonne Road, Elk Grove Village, Illinois 60007 the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 19-4 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.

19-4 Fox Run, Elk Grove Vll. PIN: 07-26-200-009
 TO HAVE AND TO HOLD such real estate unto the Grantee(s) forever.

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 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 2nd day of March, 1986.

[CORPORATE SEAL]

CENTEX HOMES ENTERPRISES, INC.

Attest:

James P. Duerr
 Assistant Secretary

By [Signature]
 Illinois Division President

COOK COUNTY, ILLINOIS
 FILED FOR RECORD

1986 APR 11 PM 12:50

86123007

86123007

70-36-576
 70-36-576
 N
 REAL ESTATE TRANSFER TAX
 REVENUE STAMP APR 1 '85
 STATE OF ILLINOIS
 DEPT. OF REVENUE
 COOK COUNTY
 APR 11 1986

UNOFFICIAL COPY

8 6 1 2 3 0 0 7

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 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 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 3rd day of March, 1986.

Shelma E. Phillips
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 Returned to:

Mr. Milton Miller
1881 D Fox Run Drive
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)

BOX 333-WJ

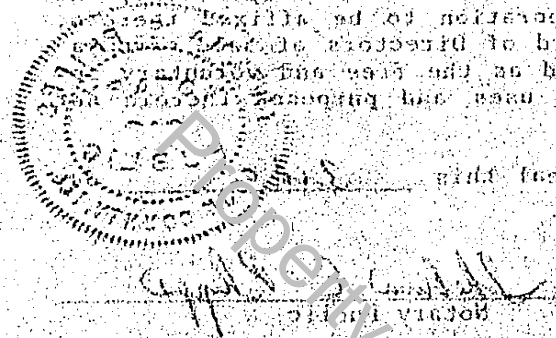
Z

86123007

UNOFFICIAL COPY

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. HERRICK personally known to me to be the ILLINOIS DIV. President of GENERAL INDUSTRIES, INC. and JAMES HERRICK, Secretary of said corporation, 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 on the foregoing instrument, appeared before me this day in person and severally acknowledged that said ILL. DIV. President and Secretary, they signed and delivered said instrument as Assistant Secretary and ILL. DIV. President of said corporation, and caused the corporate seal of said corporation to be affixed pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and on 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 _____ day of _____, 1984.

My Commission Expires _____

This Instrument Prepared By:

HERBIE S. BOHLEN
HERRICK, WILL & HENRY
111 West Monroe Street
Chicago, Illinois 60603

The unit conveyed hereby is part of the property covered by general tax index number 07-26-200-002.

Also, Recorrelation this Instrument Be Returned to:
MR. MILLER MILLER
1111 D FOX BLDG DRIVE
THE GROVE VILLAGE
CHICAGO, ILLINOIS 60607

SEND SUBSEQUENT TAX BILLS TO
BOX 333-711

NAME _____
(Last)
ADDRESS _____
(Address)

0033001