

# UNOFFICIAL COPY

THE FOX RUN MANOR HOMES CONDOMINIUM

WARRANTY DEED

(Joint Tenancy)

11.00

11.00

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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: John E. Jensen, divorced, not since remarried and Knud Jensen, Grantee(s) residing at 408 Butternut, married to Birdie Jensen, Wood Dale, Illinois 60191 the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 28-3 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 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 ordinance; (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 3rd day of March, 1986.

[CORPORATE SEAL]

CENTEX HOMES ENTERPRISES, INC.

Attest:

James R. Dwan  
Assistant Secretary

By: [Signature]  
Illinois Division President

COOK COUNTY, ILLINOIS  
CLERK OF RECORD

1986 APR 11 PM 12:51

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
APR 11 1986  
37.00



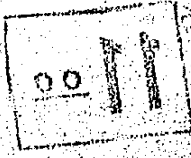
850912  
COOK COUNTY

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
APR 11 1986  
37.00

REVENUE  
STAMP  
APR 11 1986  
P.O. 11427

142771

UNOFFICIAL COPY



WARRANTY DEED  
(Joint Tenancy)

THE GRANTOR, CENTEX HOMES ENTERPRISES, INC., a corporation organized and existing under and by virtue of the laws of the State of Texas, and duly authorized to execute and deliver this instrument, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and good and valuable consideration in hand paid, and having been given by the Board of Directors of said corporation, CONVEY, WARRANT DEED, unto JOHN E. JENSEN, divorced, not since remarried, and WENDY JENSEN, (jointly) residing at 10035 W. ...  
the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 28-3 in The Fox Run Condominium, as defined in a survey of the following described real estate: Part of the Northwest 1/4 of Section 30, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, this survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 234604, together with the following description 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 real estate to be subject to: (1) general covenants for 1984 and subsequent years; (2) covenants and building laws and ordinances; (3) covenants in this declaration and any acts done or suffered by the grantor(s); (4) covenants, restrictions and building laws of record; (5) encumbrances, if any; (6) applicable zoning laws, rights of way, easements, conditional covenants, restrictions and building laws or ordinances; (7) Condominium Property Act of Illinois; (8) easements established pursuant to the Declaration of Condominium and (9) Declaration of Condominium and building laws.

GRANTOR HEREBY GRANTS TO GRANTEE(S), THEIR SUCCESSORS AND HEIRS, 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 Condominium recorded in the Office of the Recorder of Deeds, Cook County, Illinois, on March 6, 1985 as Document No. 234604, and further 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, covenants, conditions and reservations contained in said Declaration and to the provisions of said Declaration which are not in conflict with the provisions of this deed. This deed is conveyed on the express condition that the grantee(s) shall hold the real estate in the common elements as tenants in common and shall be bound in accordance with the Declaration and any amendments thereto.

IN WITNESS WHEREOF, said grantor has caused its name to be printed and these presents by its duly authorized Vice President and Secretary this 2nd day of March, 1985.

CENTEX HOMES ENTERPRISES, INC.  
Secretary

JOHN E. JENSEN  
WENDY JENSEN



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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 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, 1980.

My Commission Expires:

11/09/88

Thelma E. Rhys  
Notary Public

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:

John E. Jensen  
1821 B 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 **BOX 333-WJ**  
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\_\_\_\_\_  
\_\_\_\_\_  
(Name)  
(Address)

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