

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: Beverly Kruezman, a spinster, Grantee(s) residing at 1264 Olde Farm Road, Schaumburg, Illinois 60195 the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 7-8 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. 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 3rd day of March, 1985.

(CORPORATE SEAL)

CENTEX HOMES ENTERPRISES, INC.

Attest:

James R. Owen
Assistant Secretary

By: [Signature]
Illinois Division President

COOK COUNTY, ILLINOIS
RECORDED

1985 APR 1 PM 12:51

86123020

86123020

20-36-571-Z
7036571

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 1 1985
PB. 11252

50.50

990912
COOK NO. 016

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR 1 '85
Fa. 11627

50.50

724391 J

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THE FOX RUN MAJOR HOMES CONDOMINIUM

WARRANTY DEED

THE GRANITOR, 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 Beverly Kriegerman, a grantee, the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 100 in the Fox Run Major Homes Condominium, as defined in a survey of the following described real estate, to-wit: the Northeast 1/4 of Section 26, Township 4 North, Range 12 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. 274514, together with the undivided one-half share interest in the common elements, in Cook County, Illinois.

TO HAVE AND TO HOLD such real estate unto the grantee(s), hereinafter subject to: (1) general taxes for 1984 and subsequent years; (2) taxes and building laws and ordinances; (3) debt in this declaration; (4) easements, conditions, covenants, restrictions and building laws 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 thereto.

GRANITOR HEREBY GRANTS TO GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, all rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property and for the Declaration of Condominium for the Fox Run Major Homes Condominium recorded in the Office of the Recorder of Deeds, Cook County, Illinois, on March 2, 1985 as Document No. 274514, and Grantor reserves to itself, its successors and assigns the right and easements referred to in this Declaration for the benefit of the remaining property described therein.

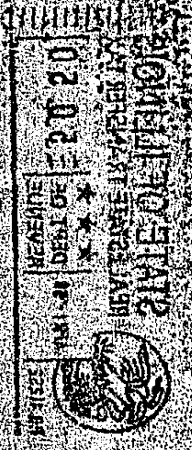
This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration of Condominium, as though the provisions of said Declaration were recited and stipulated in full hereon. This deed is conveyed on the express condition that the purchaser of ownership of Grantee in the common elements shall have no claim or vested interest in accordance with the Declaration of Condominium and amendments thereto.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these persons by its duly authorized officers, and caused the same to be signed by the Assistant Secretary this 1st day of March, 1985.

CENTEX HOMES ENTERPRISES, INC. [CORPORATE SEAL]

[Signature]
 Assistant Secretary

[Signature]
 Assistant Secretary



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001533050

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 GEORGE W. WELLS, President of CENTEX Corporation, known to me to be the Illinois Div. of said corporation, personally known to me to be the Assessor of said corporation, and generally known to me to be the same person whose name and name assigned to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Ill. Div. President and Secretary, they signed and delivered said instrument as Assistant President and 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 law in this behalf provides and filed of said corporation, for the uses and purposes aforesaid.



Given under my hand and official seal this _____ day of _____, 1988.

My Commission Expires _____

After Recording this Deed should be returned to:

M. Beverly Kruttschnitt
1338 S. Fox Run Drive
Evanston, Illinois
ILLINOIS 60201

SHELLY S. BOHICK
MORRIS, WILL & EMERY
111 West Lincoln Street
Chicago, Illinois 60603

The unit conveyed hereby is part of the property covered by permanent tax label number 07-28-209-022.

SEND SUGGESTED TAX BILLS TO:

NAME _____
ADDRESS _____
CITY _____

BR1530050