

Statutory (ILLINOIS)

(Corporation to Individual)

NO. 139201  
(The Above Space For Recorder's Use Only)

THE GRANTOR, U. S. HOME CORPORATION

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to Glenn Fitch and Arlene E. Fitch, as joint tenants (NAME AND ADDRESS OF GRANTEE)

745 B-2 Candleridge Ct. Bartlett, IL 60103

the following described Real Estate situated in the County of \_\_\_\_\_ in the State of Illinois, to wit: Unit 4-B-2-1 in Hearthwood Farms Condominium, Phase 1, as delineated on the Survey of certain lots in Hearthwood Farms Subdivision, Unit 1, being a planned Unit development in the Southeast 1/4 of Section 35, Township 41 North, Range 9, East of the Third Principal Meridian in Cook County, Illinois which survey is attached as Exhibit "B" to the Declaration of Condominium made by U.S. Home Corporation, a corporation of Delaware, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 26083807, as amended from time to time, together with a percentage of the common elements appurtenant to said unit as set forth in said declaration, as amended from time to time, which percentage shall automatically change in accordance with amended declarations as same are filed of record pursuant to said declaration, together with additional common elements as amended declarations are filed of record, in percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of such amended declaration.

Subject to: Real estate taxes for the current year; assessment and restriction of record; zoning and building laws and ordinances; party wall rights, if any, roads, highways and right of way, if any.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Division \_\_\_\_\_ President, and attested by its Division \_\_\_\_\_ Secretary, this 27th day of January, 19 87.

IMPRESS CORPORATE SEAL HERE

U. S. HOME CORPORATION  
(NAME OF CORPORATION)  
BY [Signature] DIVISION \_\_\_\_\_ PRESIDENT  
ATTEST [Signature] DIVISION \_\_\_\_\_ SECRETARY

State of Illinois, County of Cook \_\_\_\_\_, I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_ personally known to me to be the Division \_\_\_\_\_ President of U. S. Home Corporation, and \_\_\_\_\_ personally known to me to be the Division \_\_\_\_\_ 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 Division \_\_\_\_\_ President and Division \_\_\_\_\_ Secretary, they signed and delivered the said instrument as Division \_\_\_\_\_ President and Division \_\_\_\_\_ 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.

IMPRESS NOTARIAL SEAL HERE

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19 87

Commission expires April 30 1987 [Signature] NOTARY PUBLIC

This instrument was prepared by: U.S. Home 55 W 22nd St. Lombard, IL 60148

MAIL TO: Century Title Company  
(Name)  
211 S. Wheaton Ave.  
(Address)  
Wheaton, IL 60187  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

BOX 334

ADDRESS OF PROPERTY: 745 B-2 Candleridge  
Bartlett, IL 60103  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO: Glenn Fitch and Arlene Grossman (Name)  
same as above (Address)

STATE OF ILLINOIS  
RECORDING DIVISION  
JAN 27 1987  
10:00 AM  
307

DEEDS" OR REVENUE STAMPS HERE

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
30.75  
REVENUE STAMP  
APR 1986  
NOTARY

DOCUMENT NUMBER

86139201

**UNOFFICIAL COPY**

**WARRANTY DEED**

**Corporation to Individual**

TO

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

3 6 1 3 9 2 0 1

86-139201

DEPT-01 RECORDING \$11.00  
T#4444 TRAN 0218 04/11/86 09:07:00  
#2778 # D \*-86-139201

(c) Any deed must contain the following clauses:

"This deed is conveyed in the conditional limitation that the percentage of ownership of said Grantees in the Common Elements shall be divested pro tanto and vest in the grantees of other Units in accordance with the terms of said Declaration and any Amended Declarations recorded pursuant thereto, and the right of revocation is also, hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to the shifting the Common Elements pursuant to said Declaration, and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto."

"Grantor hereby grants to Grantee, heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the aforementioned Declaration, 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 herein."

"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."

-86-139201

11<sup>00</sup>

UNOFFICIAL COPY

Property of Cook County Clerk's Office

100-180301