

WARRANTY DEED

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86150176

Statutory (ILLINOIS)

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

6-17-86

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 Frank T. Sylvester and Laura L. Sylvester, as joint tenants w/RIGHT OF SURVIVORSHIP

726 D2 Crescent Ct. Bartlett, IL

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Unit 10-A-2-2 in Hearthwood Farms Condominium, Phase 2, as delineated on the survey of certain lots in Hearthwood Farms Subdivision, Unit 2, being a planned Unit development in the Southeast quarter 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 85321490, 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 are filed of record, Subject to: Real estate taxes for the current year; easement and restriction of record; zoning and building laws and ordinances; party wall rights, if any; roads, highways and right of way, if any. In percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of such. 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 20 day of January, 19 86.

amended declaration.

IMPRESS CORPORATE SEAL HERE

U. S. HOME CORPORATION

(NAME OF CORPORATION)

BY: Gregory J. Skala, Division President
ATTEST: Lance Skala, 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 Gregory Skala personally known to me to be the Division President of U. S. Home Corporation, and Lance Skala 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 20th day of January 1986

Commission expires April 26 1987 Notary Public: Tom A. Petrenko

This instrument was prepared by: H. S. Brown, 111 N. Dearborn St., Lombard, IL

MAIL TO: DENNIS D. SASSAN (Name), 75. DEARBORN ST (Address), CHICAGO ILL 60603 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 334

ADDRESS OF PROPERTY: 726 D2 CRESCENT CT. BARTLETT ILL. THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: FRANK SYLVESTER (Name), 726 D2 CRESCENT CT (Address), BARTLETT ILL

Vertical stamps on the right side including 'RIDERS OR REV.', 'REAL ESTATE TRANSACTION TAX', and '200290'.

Vertical stamp: DOCUMENT 86150176

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WARRANTY DEED

Corporation to Individual

TO

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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DEPT-01 RECORDING 11-11-2000 11:11:00
74222 TRAN 0131 06/17/80 14:11:00
150176 # -86-150176

(c) Any deed must contain the following clauses:

"This deed is conveyed in the conditional limitation that the percentage of ownership of said Grantee 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 right and easement 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."

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86-150176

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RECEIVED

Paul
1/24

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