

UNOFFICIAL COPY

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THE HAMPTONS TOWNHOME CONDOMINIUM

WARRANTY DEED



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: Jean R. Anderson, divorced, not since remarried, Grantee(s) residing at 305 Jervay Lane, Bartlett, Illinois 60103 the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 16-4 in The Hamptons Townhome Condominium, as delineated on a survey of the following described real estate:

That part of the Northeast 1/4 of Section 26, Township 41 North, Range 10 East of the Third Principal Meridian, described as follows:

07-26-200-010 07-26-200-009

Commencing at the center of said Section 26; thence N. 00° 11' 44" W., along the West line of the Northeast 1/4 of said Section 26, a distance of 721.47 feet; thence leaving said West line and running N. 89° 48' 16" E., a distance of 247.00 feet; thence S. 61° 35' 06" E., a distance of 50.92 feet; thence N. 28° 24' 54" E., a distance of 215.72 feet; thence N. 00° 11' 44" W., a distance of 193.00 feet; thence N. 89° 48' 16" E., a distance of 122.00 feet; thence N. 29° 48' 29" E., a distance of 194.50 feet; thence N. 16° 46' 04" E., a distance of 165.11 feet; thence N. 00° 09' 13" W., a distance of 96.00 feet to the POINT OF BEGINNING; thence continuing N. 00° 09' 13" W., a distance of 110.22 feet to a point on a curve, thence 11.94 feet along the arc of a curve to the left, having a radius of 330.00 feet, the chord bearing S. 59° 07' 03" E., a distance of 11.94 feet to a point of tangency; thence N. 59° 50' 47" E., a distance of 158.07 feet; thence S. 00° 09' 13" E., a distance of 110.00 feet; thence S. 89° 50' 47" W., a distance of 170.00 feet to the POINT OF BEGINNING; all in Cook County, Illinois;

which survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 27269141, 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.

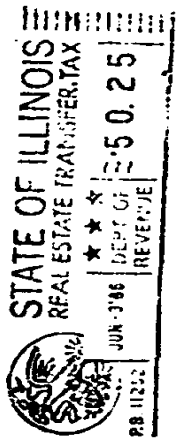
Said conveyance is made subject to: (1) general taxes for 1985 and subsequent years; (2) zoning and building laws and ordinances; (3) defects in title occurring by reason of any acts done or suffered by Grantee(s); (4) easements, reservations, rights of way, covenants, conditions, restrictions and building 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 Hamptons Townhome Condominium recorded in the Office of the Recorder of Deeds, Cook County, Illinois, on September 25, 1984 as Document No. 27269141, 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.



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