

"OAK HILLS CONDOMINIUM"
WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

"Joint Tenancy"

CAUTION: Consult a lawyer before using or acting under this form. Neither the state nor the county makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

UNOFFICIAL COPY

86307397

BOOK
CC. NO. 016

263511

RE. 11252



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 22 85
7 2 25

THE GRANTOR BURNSIDE CONSTRUCTION COMPANY AM 11: 29

86307397

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten & no/100 -----
----- (\$10.00) ----- DOLLARS.

11.00

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to JOSEPH G. REED and SANDRA E. REED, his wife, in joint tenancy and not as tenants in common (12507 Melvina, Palos Heights, Illinois 60463)

(NAME AND ADDRESS OF GRANTEE)

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

TO HAVE AND TO HOLD the above granted premises unto the said parties of the second part forever, not in tenancy in common, but in joint tenancy.

Subject to 1986 taxes and subsequent years; also subject to the Illinois Condominium Property Act.

Permanent Real Estate Index Number(s): 23-36-303-055, also covers other property

Address(es) of Real Estate: 13321 Oakview Court Palos Heights, Illinois 60463

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 Robert Arquilla President, and attested by its Lorraine M. Anderson Secretary, this 12th day of June, 19 86.

IMPRESS
CORPORATE SEAL
HERE

BURNSIDE CONSTRUCTION COMPANY
(NAME OF CORPORATION)
BY Robert Arquilla PRESIDENT
ATTEST: Lorraine M. Anderson SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ROBERT ARQUILLA personally known to me to be the President of the BURNSIDE CONSTRUCTION COMPANY

IMPRESS
NOTARIAL SEAL
HERE

corporation, and Lorraine M. Anderson personally known to me to be the 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 Robert Arquilla President and Lorraine M. Anderson Secretary, they signed and delivered the said instrument 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 12th day of June 19 86

Commission expires March 4, 19 89
Lorraine Anderson Burnside Construction Company
NOTARY PUBLIC

This instrument was prepared by 18400 Halsted Street, Glenwood, Illinois 60425
(NAME AND ADDRESS)

MAIL TO:

GREEN H. RUBINHALER
(Name)
232 RIDGE BLVD.
(Address)
EVANSTON ILL 60302
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)
(Address)
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. 333-H-89

STAMPS ENVELOPE OR STENCIL HERE

0 2 5 3
REVENUE
JUL 22 85
7 2 25
Cook County
REAL ESTATE TRANSACTION TAX

86307397

FF 831241 / Mrs. 7049450

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WARRANTY DEED
Corporation to Individual

TO

88301301

GEORGE E. COLE
LEGAL FORMS



Property of Cook County Clerk's Office

88301301

CORPORATE WARRANTY DEED

LEGAL DESCRIPTION RIDER

FOR

OAK HILLS CONDOMINIUM I

86307397

13321-1-FR

UNIT NO.

In Oak Hills Condominium I as delineated on survey of certain lots

or parts thereof in Burnside's Oak Hills Country Club Village Subdivisions in the Southwest Quarter of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian, Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23684699; 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, and together with additional Common Elements as such Amended Declarations are filed of record, in the percentage set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This Condominium Deed is given on the conditional limitation that the percentage of ownership of said Grantee(s) in the Common Elements shall be divested pro tanto and vest in the Grantees of the 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 Grantee(s) shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

Grantor also 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 both in the aforementioned Declaration and in that certain Declaration of Easements, Restrictions and Covenants for Oak Hills Country Club Village Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23684698 (hereinafter referred to as "Community Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration and Community Declaration for the benefit of the remaining property described herein.

This Condominium Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration and Community Declaration the same as though the provisions of said Declaration and Community Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office

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