

UNOFFICIAL COPY 87537447

THE FOX RUN MANOR HOMES CONDOMINIUM

WARRANTY DEED

(Joint Tenancy)

1200

THE GRANTOR, CENTEX HOMES CORPORATION, formerly known as CENTEX HOMES ENTERPRISES, INC.-ILLINOIS DIVISION, 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: James W. Lucarz, a bachelor and Janine M. Raffin, a spinster, Grantee(s) residing at 2553 N. Menard, Chicago, Illinois 60639 the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 25-3 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, not in tenancy in common, but in joint tenancy. Said conveyance is made subject to: (1) general taxes for 1986 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 28th day of September, 1987.

CENTEX HOMES CORPORATION, formerly known as CENTEX HOMES ENTERPRISES, INC.-ILLINOIS DIVISION

[CORPORATE SEAL]

Attest:

Assistant Secretary

By:

Illinois Division President

713127920

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

4400



COOK COUNTY

87537447

COOK COUNTY

REAL ESTATE TRANSACTION TAX 4400

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

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RECORDED



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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 Gerald R. Harker, personally known to me to be the Illinois Div. President of CENTEX HINES CORPORATION and James Duerr, personally known to me to be the Assistant 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 Ill. Div. President and Assistant Secretary, they signed and delivered said instrument as Ill. Div. President and Assistant 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.

Given under my hand and official seal this 28th day of September, 1987.

Thelma E. Chapp
Notary Public

My Commission Expires:

11/09/88

COX 680 - HV

This Instrument Prepared By:

SHELBY S. BOBLICK
McDERMOTT, WILL & EMERY
111 West Monroe Street
Chicago, Illinois 60603

After Recordation This Deed Should Be Returned to:

MAIL TO:
Mr. and Mrs. James Lucarz
121 B Red Fox Lane
Elk Grove Village, Il.
60007

The unit conveyed hereby is part of the property covered by permanent tax index number 07-26-200-011

SEND SUBSEQUENT TAX BILLS TO:

SAME (Name)

(Address)

87537447

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RECEIVED