

WARRANTY DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

COOK COUNTY

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

1987 NOV -2 PM 1:14

87589887

THE GRANTORS, Louis Rosenblum and Iya Dym  
Rosenblum

of the City of Chicago County of Cook  
State of Illinois for and in consideration of  
Ten and No/100 (\$10.00)-----DOLLARS,  
in hand paid,

87589887

CONVEY and WARRANT to  
Sara A. Fields and Charles W. Thomson  
25098 Foothills North Road  
Golden, Colorado 80401

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the  
County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

3.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP NOV 2 '87 \$ 39.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 2 '87 DEPT. OF REVENUE \$ 39.00

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 08-10-201-024-1342

Address(es) of Real Estate: 1605 E. Central Road, #119C, Arlington Heights, Illinois

DATED this 29th day of October 19 87

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
Louis Rosenblum (SEAL) Iya Dym Rosenblum (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis Rosenblum and Iya Dym Rosenblum, his wife

IMPRESS  
OFFICIAL SEAL  
ANITA LINDA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES

personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of October 19 87

Commission expires 13 1990  
NOTARY PUBLIC

This instrument was prepared by Paul A. Rosenblum, Katz Randall & Weinberg  
200 N. LaSalle Street, Suite 2300, Chicago, IL (NAME AND ADDRESS) 60601

MAIL TO { Donald W. Larson  
Rundal Larson (Notary)  
3800 North W. Lake, Suite 200  
Arlington Heights, Illinois 60005  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Sara A. Fields  
1605 E. Central Road  
Arlington Heights, Ill 60005  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO 15

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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Warranty Deed

Joint Tenants  
Individuals

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

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BUILDING NO. 4, UNIT NO. 119C IN THE DANA POINT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOTS 'B' AND 'C' TAKEN AS A TRACT (EXCEPT THE NORTH 306.0 FEET OF THE WEST 350.0 FEET AND EXCEPT THE NORTH 469.65 FEET LYING EAST OF THE WEST 350.0 FEET THEREOF) IN KIRCHOFF'S SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 10 AND 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED MAY 22, 1917 IN BOOK 152 OF PLATS, PAGE 15, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 22370 AND RECORDED SEPTEMBER 8, 1978 AS DOCUMENT 24,618,520, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS SET FORTH AND DEFINED IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

(P.I.N. 08-10-201-024-1343 - commonly known as 1605 E. Central Road, #119C, Arlington Heights, Illinois)

SUBJECT TO:

- (a) Covenants, conditions and restrictions of record;
- (b) Private, public and utility easements and roads and highways, including but not limited to the following
  - (i) Declaration of Easements for Roadway, Utility and Recreation purposes, recorded June 20, 1968 (Doc. No. 20,257,142) as amended October 7, 1969 (Doc. No. 20,978,901) and July 22, 1971 (Doc. No. 21,553,042);
  - (ii) Easement to Northern Illinois Gas recorded August 28, 1969 (Doc. No. 20,944,205);
  - (iii) Easements taken by the Village of Mount Prospect in case number 71 CO 81 affecting common elements only as follows:
    1. Permanent easement for drainage purposes over the West 15 feet of the South 455.83 feet of Lot B;
    2. Construction easements over the South 30 feet of Lots B & C, and the West 40 feet of the South 455.83 feet of Lot B, except the West 5 feet of said South 455.83 feet; and
  - (iv) A 10 foot permanent Easement for drainage and drainage maintenance access per Survey;
- (c) Letter of Agreement recorded May 8, 1981 as Doc. No. 25,864,354 between Dana Point Condominium Association and LaSalle National Bank, as Trustee under Trust Agreement dated April 17, 1978 and known as Trust Number 54049, amending the easement for ingress and egress in and along Arthur Avenue together with parking space, landscaping, direction signs and traffic control signal;
- (d) An Ordinance by the Village of Arlington Heights, approving the Agreement set forth in (c) recorded on June 15, 1981 as Doc. No. 25,904,501. This Ordinance, among other things, grants the village authority to enforce the traffic regulation within the confines of Dana Point Condominiums;

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- (e) General taxes for the year 1986, 2nd installment, 1987 and subsequent years;
- (f) Declaration of Condominium as recorded;
- (g) Plat of Condominium, which Plat was recorded with the Declaration of Condominium;
- (h) Applicable zoning and building laws and ordinances;
- (i) That part of property falling within Hatlen Heights Unit No. 1 and Hatlen Heights Unit No. 4, as disclosed by Survey (affecting, if at all, the Common Elements 4.73 feet of a portion of the South Boundary of the real estate;
- (j) Existing lease, if any, to Seiichi Omoto, at a monthly rental of \$850.00, which expires on 4-30-88, and shall be assigned to Purchaser at closing;
- (k) Annual maintenance assessments of Weller Creek Drainage District under Law Docket No. 40014 Co.;
- (l) Condominium Act of Illinois, as amended; and,
- (m) Acts done or suffered by Purchaser.

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