

WARRANT DEED
(Corporation to Individual)

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CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR, SHORE MANOR CORPORATION,

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 (\$10.00) and other good and valuable
consideration _____ DOLLARS.

and pursuant to authority given by the Board of Directors
of said corporation, CONVEYS and WARRANTS to
ANN O'BRIEN NIMROD, 840 Green Acres, Glenview,
Illinois

(NAME AND ADDRESS OF GRANTEE)
the following described Real Estate situated in the County of Cook
in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

-88-477224

DEPT-01 RECORDING \$12.25
792222 TRAN 0111 10/17/88 15:37:00
#1154 # B *-88-477224
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

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 President, and attested by its Secretary, this 1st
day of June 19 88

SHORE MANOR CORPORATION

IMPRESS
CORPORATE SEAL
HERE

(NAME OF CORPORATION)
BY JOSEPH J. NIMROD III PRESIDENT
ATTEST ROBERT D. BOYLE 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 JOSEPH J. NIMROD III personally known to
me to be the President of the SHORE MANOR CORPORATION

OFFICIAL SEAL

Patricia J. Milice
Notary Public, State of Illinois
My Commission Expires May 25, 1989

HERE

corporation, and ROBERT D. BOYLE personally known to me to be
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
President and Secretary, they signed and delivered the said instru-
ment 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 1st day of June 19 88

Commission expires 19 _____ Notary Public

This instrument was prepared by MORGAN F. MURPHY III, 221 N. LaSalle, 25th Floor,
(NAME AND ADDRESS) Chicago, IL 60601

MAIL TO { MORGAN F. MURPHY III
(Name)
221 N. LaSalle, 25th Floor
(Address)
Chicago, IL 60601
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

ADDRESS OF PROPERTY
Unit 19 & Garage Unit 13
1719 Grove, Glenview, IL
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND ALL SUBSEQUENT TAX BILLS TO
ANN O'BRIEN NIMROD
840 Green Acres, Glenview, IL
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

-88-477224

88477224

1719 MAIL

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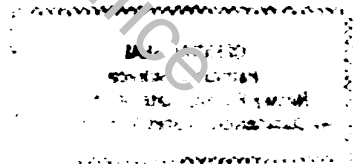
WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office



-88-47722A

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" EXHIBIT A "

UNIT 19 AND GARAGE UNIT 13 IN CHURCHVIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN BOUCHER'S CONSOLIDATION, SAID CONSOLIDATION BEING A RESUBDIVISION OF PART OF BLOCK 2 IN HUTCHINGS ADDITION TO OAK GLEN (RECORDED MARCH 14, 1888 AS DOCUMENT 932154) AND ALSO OF LOTS 1, 2, 3, AND 4 TOGETHER WITH VACATED PRAIRIE COURT IN BOUCHER GARDEN COURTS (RECORDED OCTOBER 15, 1957 AS DOCUMENT 17038892) ALL OF SAID PREMISES BEING IN THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CONSOLIDATION RECORDED APRIL 5, 1961 AS DOCUMENT 18127682 IN COOK COUNTY, ILLINOIS (EXCEPT THEREFROM THE WEST 1.4 FEET OF THAT PART OF SAID LOT 2 IN BOUCHER'S CONSOLIDATION FALLING IN BLOCK 3 IN HUTCHINGS ADDITION TO OAK GLEN AFORESAID) EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26149992 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS 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, AFORESAID, 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, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

ALSO SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1983 AND SUBSEQUENT YEARS; MORTGAGE OR TRUST DEED AND RELATED SECURITY DOCUMENTS OF BUYER; EASEMENTS, COVENANTS, RESTRICTIONS AND BUILDING LINES OF RECORD; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ACTS DONE OR SUFFERED BY BUYER OR ANYONE CLAIMING BY, THROUGH OR UNDER BUYER; CONDOMINIUM PROPERTY ACT OF ILLINOIS; DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CHURCHVIEW CONDOMINIUM AND DECLARATION OF BYLAWS FOR THE CHURCHVIEW CONDOMINIUM ASSOCIATION, AND ALL EXHIBITS AND AMENDMENTS THERETO; SPECIAL CITY OR COUNTY TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; TENANCIES, LEASES, LICENSES AND EASEMENTS AFFECTING THE COMMON ELEMENTS; EASEMENT FOR AUTOMOBILE PARKING AREA, ESTABLISHED BY DEED DATED JULY 2, 1958 AND RECORDED JULY 10, 1958, AS DOCUMENT NO. 17256738; LICENSE AGREEMENT DATED NOVEMBER 9, 1965, RECORDED NOVEMBER 23, 1965 AS DOCUMENT NO. 19664115 BETWEEN LaSALLE NATIONAL BANK, AS T/U/T 13739 AND CHICAGO TITLE AND TRUST COMPANY, AS T/U/T 37625.

-88-477224

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10/10/10