

UNOFFICIAL COPY

(Partnership)

WARRANTY DEED (Statute ILL 401B) (Cooperation to Individual)

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

THE GRANTOR Dearlove Cove Associates, an Illinois limited partnership, by its general partner, B & P Investment Group, Inc.

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)

DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors and of said corporation, CONVEYS and WARRANTS to Shareholders Ronald Roda, of 4192 Cove Lane, Glenview, Illinois 60025

(The Above Space For Recorder's Use Only)

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

See Exhibit A attached hereto and made a part hereof.

DEPT-01 \$12.00
TIF111 TRAN 0150 10/19/88 \$5.58-00
#455 #A * 88-48181949
COOK COUNTY RECORDER

88481819

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

In Witness Whereof, said Grantor has caused its General Partner who has caused its corporate seal to be signed to these presents by its President, and attested by its Secretary, this 18th day of October, 1988

DEARLOVE COVE ASSOCIATES, an Illinois limited partnership By: B & P Investment Group, Inc. (NAME OF CORPORATION)

IMPRESS CORPORATE SEAL HERE

BY Gary A. Potter PRESIDENT
ATTEST Warren Baker 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 Gary A. Potter personally known to me to be the President of the

Warren Baker 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 President and 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/Shareholders 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.

IMPRESS NOTARIAL SEAL HERE

as General Partner of said Partnership

Given under my hand and official seal, this 18th day of October, 1988

Commission expires 2/13 1990

This instrument was prepared by Anthony L. Frink, Gottlieb and Schwartz 200 E. Randolph Dr., Suite 6900, Chicago, IL 60601

MAIL TO { Mr. Ronald Roda (Name) 4136 Cove Lane (Address) Chicago, Ill 60025 (City, State and Zip) }

ADDRESS OF GRANTEE 4136 Cove Lane, Unit F Glenview, Illinois 60025 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO Mr. Ronald Roda (Name) 4136 Cove Lane, Unit F (Address)

OR RECORDER'S OFFICE BOX NO

Transfer Stamps affixed to 3747363

88181819

1439061 7184525 DEARLOVE

UNOFFICIAL COPY

WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

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EXHIBIT A

UNIT NO. 4136F IN THE DEARLOVE COVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOT 1 IN DEARLOVE APARTMENTS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 32, AND PART OF LOTS 3 AND 12 IN COUNTY CLERK'S DIVISION OF SAID SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. LR3070288 AND RECORDED AS DOCUMENT NO. 24795685, ALL IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "B" to the Declaration of Condominium recorded in the Office of the Cook County Recorder of Deeds as Document No. 25288521 and registered with the Cook County Registrar of Titles as Document No. LR 3137379 as amended by Second and Final Amendment registered on the 28th day of October, 1980, as Document Number 3185408 and recorded with the Cook County Recorder 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 aforementioned Declaration.

Property Address: 4136F Cove Lane
Glenview, Illinois 60025

Permanent Index Number: 04-32-401-125-1267

subject only to the following, if any: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; (c) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (d) roads and highways; (e) party wall rights and agreements; (f) existing leases and tenancies; (g) limitations and conditions imposed by the Condominium Property Act; (h) special taxes or assessments for improvements not yet completed; (i) unconfirmed special taxes or assessments; (j) general taxes not yet due and payable, and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

66-181813