

# UNOFFICIAL COPY

RE:av 05/23/88 bartalle

88252886

WARRANTY DEED

Joint Tenancy

THE GRANTORS, Chicago Area Investment Services, Inc. of Buffalo Grove, County of Cook, State of Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to James A. Harder and Lorene A. Harder, husband and wife, 2109 W. Heatherfield Way, Schaumburg, IL 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:

UNIT H TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BARTLETT PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 88-168689, AS AMENDED FROM TIME TO TIME, IN PART OF THE RESUBDIVISION OF LOTS 30 TO 38 IN BLOCK 1 IN H. O. STONE AND COMPANY'S TOWN ADDITION TO BARTLETT BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35 AND THE SOUTHEAST 1/4 OF SECTION 34 ALL IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED IN SCHEDULE A, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE DEED IS GIVEN ON THE CONDITIONAL OBLIGATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEE IN THE COMMON ELEMENTS SHALL BE DIVIDED PRO PORTIO AND VEST IN THE GRANTEE OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF DEVOLUTION IS ALSO HEREBY REFERRED TO THE GRANTEE HEREIN TO ACCORDANCE WITH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEE SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SURRENDER 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 RECORDED PURSUANT THERETO.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, SPACE NO. H AS A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION OF CONDOMINIUM. H. O. STONE AND COMPANY'S TOWN ADDITION TO BARTLETT BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35 AND IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 23, 1972 AS DOCUMENT 80-155524 (ALL LOTS INCLUSIVE) IN THE VILLAGE OF BARTLETT IN COOK COUNTY, ILLINOIS.

Subject to: Real Estate Taxes for the year 1987 and following and other covenants, restrictions and easements of record.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described herein.

Permanent Real Estate Index Number: 06-35-306-049

Address of Real Estate: 119 South Hill Street Unit No. H Bartlett, IL 60103

DATED May 12, 1988

Chicago Area Investment Services, Inc.

IMPRESS  
SEAL  
HERE

ATTEST:

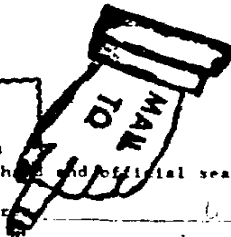
President

State of Illinois

County of DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter G. Jensen, President, personally known to hold the offices as aforesaid and to be the same persons whose names are 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.

"OFFICIAL SEAL"  
William D. Ward  
Notary Public, State of Illinois  
My Commission Expires on 11/11/91  
HERE Commission expires



Given under my hand and official seal, this 2d day of June 1988  
6/9/88  
Notary Public

MAIL TO: Mr Earl Roloff  
1200 Lake St  
Hanover Park, Ill 60103

SEND SUBSEQUENT TAX BILLS TO: James A. Harder And Lorene A. Harder 119 South Hill Street Unit No. H Naperville, IL 60563

This instrument was prepared by Anthony G. Ward, Cellucci & Jacobellis Attorneys, 1155 S. Washington Street, Naperville, Illinois 60560.

S/173221 Form 2

UNOFFICIAL COPY

Property of Cook County Clerk's Office

-88-252883

48252886

12<sup>00</sup> MAIL