

UNOFFICIAL COPY

STATE OF ILLINOIS
REAL ESTATE TAX STAMP
JULY 1985 DEPT. OF REVENUE 131.50
WARRANTY DEED

Joint Tenancy

883-17255

5/17/82 PC
Check
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, CONVEY and WARRANT to Joseph M. Berendsen and Josephine K. Berendsen, husband and wife of 213 W. Prospect, N. Prospect, 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 L TOGETHER WITH ITS UNDEVIDED 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 3B 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 RITES AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED IN SCHEDULE A, THE RITES 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 RITES 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 CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE OWNERS OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH 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 SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREBY BY REFERENCE-THEREO, AND TO ALL THE TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREBY BY REFERENCE THEREO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS GARAGE SPACE NO. L AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED 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 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 23, 1979 AS DOCUMENT 10435526 (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 encumbrances of record.

Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appertaining to the subject unit described herein, the rights and encumbrances 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.

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

Address of Real Estate: 123 S. Hale, Unit L, Bartlett, IL 60103 Jim Mason

Dated: July 22, 1988

Chicago Area Investment Services, Inc.

Impress
Seal
Hand

Peter C. Johnson, 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 C. Johnson, President is personally known to hold the office as aforesaid and to be the same person whose name is subscribed to the foregoing instrument, and has signed the same this day in person, and acknowledged that they signed, sealed and delivered **NOTARIAL SEAL** in instrument on their free and voluntary act, for the uses and purposes therein mentioned.

Notary Public, State of Illinois my hand and official seal, this 27th day of July, 1988
Seal My Commission Expires 6/91
Instrument expires 6/19/91

MAIL TO
1231 E. Thurlow Dr.
Palatine IL 60067
SEND SUBSEQUENT
TAX BILLS TO Mr. & Mrs. Berendsen

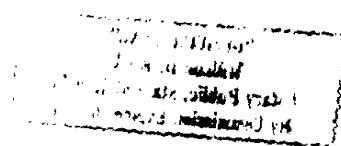
123 S. Hale St. Unit L-60103

This document was prepared by Anthony Ward, Callahan & Jacobson Attorneys, 1155 South Washington Street, Naperville, Illinois 60540

UNOFFICIAL COPY

Property of Cook County Clerk's Office
88-347955

DEPT-01
744444 TRAN 1322 08/03/88 14:22
#3118 # D *-88-347955
COOK COUNTY RECORDER



\$12.00 MAIL