

UNOFFICIAL COPY

Unit 0 S1176685

35.00 88373271

WARRANTY DEED

Sole 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 John C. Wabson a single person of 681 Buffalo, Gr. Rd. Wheeling, IL as Sole Tenant, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

88373271

UNIT 0 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, ALL 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 CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEE IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO RATA AND VEST IN THE GRANTEE OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ALL 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 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 GARAGE SPACE NO. 0 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, 1929 AS DOCUMENT 1043526 (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, all rights and easements in the subject unit described herein, the rights and easements in 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: 127 S. Hale Avenue, Unit 0 Bartlett, IL

Dated: July 22, 1988 Chicago Area Investment Services, Inc.

Impress Seal Here

BY: Peter C. Janssen, President

SEND SUBSEQUENT TAX BILLS TO: John C. Wabson 127 S. Hale RD Bartlett, IL 60103

State of Illinois

County of DuPage

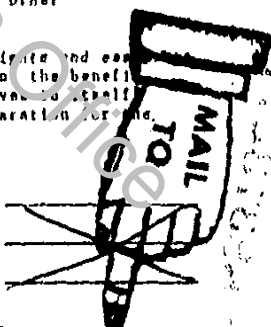
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter C. Janssen, President is personally known to hold the office as aforesaid and to be the same person whose name is subscribed to the foregoing instrument before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein expressed.

Notary Public Seal: William H. Wabson, Notary Public, State of Illinois, My Commission Expires 6/30/91

Witness under my hand and official seal, this 22 day of August 1988

This document was prepared by Anthony Ward, Cellucci & Jacobellis Attorneys, 1355 South Washington Street, Naperville, Illinois 60540

STATE OF ILLINOIS REAL ESTATE PRACTICER REGISTRY



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11/03/1988

Property of Cook County Clerk's Office

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COOK COUNTY RECORDER

COOK COUNTY RECORDER

\$12.00