

# UNOFFICIAL COPY

WARRANTY DEED  
Joint Tenancy

88393902

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 Robert J. Fitch, III and ~~Cindy Fitch~~, his wife, 315 Apache Lane, Hoffman Estates, Illinois as Joint Tenants and not as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT G 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 PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTINANT 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 GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES 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 GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTENTION 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. C AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM. H.O. STONE AND COMPANY'S TOWN ADDITION T 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 10435526 (ALL LOTS INCLUSIVE) IN THE VILLAGE OF BARTLETT IN COOK COUNTY, ILLINOIS.

Subject to: Real Estate Taxes for the year 1987 and 1988 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 therein.

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

Address of Real Estate: 115 S. Hale Street Unit No. C Bartlett, IL 60130

88393902

DATED April 29, 1988

Chicago Area Investment Services, Inc.

IMPRESS  
SEAL  
HERE

BY:

ATTEST

*[Signature of Peter C. Jensen]*  
Peter C. Jensen, President

*[Signature of Peter C. Jensen]*  
Peter C. Jensen, Secretary

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. Jensen, President and Peter C. Jensen, Secretary 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.

IMPRESS  
SEAL  
HERE

Given under my hand and official seal, this 11th day of August 1988  
Commission expires 6/9 1991

Notary

MAIL TO: Robert J. Fitch, III and Cindy Fitch, his wife  
115 S. Hale Street  
Bartlett, IL 60130

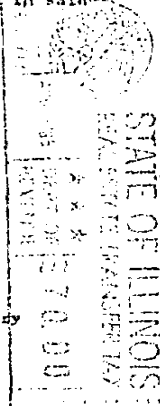
Andrew W. Lowenthal & Assoc.  
180 N. LaSalle Street  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:  
Bartlett, IL 60103

Robert J. Fitch, III and Cindy Fitch, his wife

115 S. Hale Street Unit No. C

This instrument was prepared by Sheri A. Wager, Cellucci & Yacobiis Attorneys, 115 S. Washington Street, Naperville, Illinois 60540.



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Property of Cook County Clerk's Office

-88-393902

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COOK COUNTY RECORDER

88393902

\$12.00 MAIL