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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

45123368

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89332154

LEGAL DESCRIPTION:

BUILDING NO. 2, UNIT NO. 161B IN THE DANA POINT CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS "B" AND "C" TAKEN AS A TRACT, (EXCEPT THE NORTH 306.0 FEET OF THE WEST 350.0 FEET AND EXCEPT THE NORTH 469.65 FEET LYING EAST OF THE WEST 350.0 FEET THEREOF) IN KIRCHOFF'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, AND THE NORTH 10 CHAINS OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SOUTH OF RAILROAD, OF SECTION 33, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SOUTH OF RAILROAD, OF SECTION 33, AND THE WEST 14 1/2 ACRES OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SOUTH OF RAILROAD, OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED MAY 22, 1917 IN BOOK 152 OF PLATS, PAGE 15, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 14, 1958 AND KNOWN AS TRUST NO. 22370 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON SEPTEMBER 8, 1978 AS DOCUMENT NO. 24618528 TOGETHER WITH AN UNDIVIDED .143 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS SET FORTH AND DEFINED IN SAID DECLARATION AND SURVEY).

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EXHIBIT A

Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, including but not limited to the following: Declaration of Easements for Roadway, Utility and Recreation purposes, recorded June 20, 1968 (Doc. No. 20,257,142) as amended October 7, 1969 (Doc. No. 20,978,981) and July 22, 1971 (Doc. No. 21,553,042); easement to Northern Illinois Gas recorded August 28, 1969 (Doc. No. 20,944,205); Easements taken by the Village of Mount Prospect in case number 71 CO 81 affecting common elements only as follows:

1. Permanent easement for drainage purposes over the West 15 feet of the South 455.83 feet of Lot B;
 2. Construction easements over the South 30 feet of Lots B & C, and the West 40 feet of the South 455.83 feet of Lot B, except the West 5 feet of said South 455.83 feet; and
- a 10 foot permanent Easement for drainage and drainage maintenance access per Survey; Letter of Agreement recorded May 8, 1981 as Doc. No. 25,864,354 between Dana Point Condominium Association and LaSalle National Bank, as Trustee under Trust Agreement dated April 17, 1978 and known as Trust Number 54049, amending the easement for ingress and egress in and along Arthur Avenue together with parking space, landscaping, direction signs and traffic control signal; An Ordinance by the Village of Arlington Heights, approving the Letter of Agreement recorded on June 15, 1981 as Doc. No. 25,904,501. This Ordinance, among other things, grants the village authority to enforce the traffic regulation within the confines of Dana Point Condominiums; General taxes for the year 1988 & 1989 and subsequent years; Declaration of Condominium as recorded; Plat of Condominium, which Plat was recorded with the Declaration of Condominium; applicable zoning and building laws and ordinances, that part of property falling within Hatlen Heights Unit No. 1 and Hatlan Heights Unit No. 4, as disclosed by Survey (affecting, if at all, the Common Elements 4.73 feet of a portion of the South Boundary of the real estate); annual maintenance assessments of Weller Creek Drainage District under Law Docket No. 40014 Co., provided they are current at closing; Condominium Act of Illinois, as amended; and acts done or suffered by Purchaser.

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