

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

1990 NOV 21 PM 2:42

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CAUTION: Cannot be used for recording purposes. Neither the publisher nor the editor of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, RICHARD R. DAHLQUIST, married
to KATHRYN L. DAHLQUIST

of the Village of Arlington/Cook County of Illinois
Ten and no/100ths (\$10.00) for and in consideration of
and other good and valuable/consideration
(CONVEY \$ and WARRANT \$ to
KENNETH G. BOGNAR
314 W. Miner, Arlington Heights, IL

(NAME AND ADDRESS OF GRANTEE)
the following described Real Estate situated in the County of
State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE
WITHIN NAMED GRANTOR

hereby releasing and waiving all rights under and by force of the Homestead Exemption Laws of the State of
Illinois.

Permanent Real Estate Index Number(s): 08-10-201-024-1090

Address(es) of Real Estate: 1505 E. Central Rd., Unit 103 A, Arlington Heights

DATE: 16th day of November 1990

R.R. Dahlquist
RICHARD R. DAHLQUIST

State of Illinois, County of Cook
I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
RICHARD R. DAHLQUIST, married to

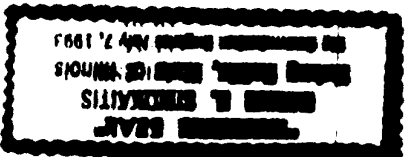
personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that he signed, sealed and delivered the said instrument as
free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.

(Given under my hand and official seal, this
16th day of November 1990

Commission expires

This instrument was prepared by MARSHALL J. MOLTZ, Attorney at Law, 77 W.
Washington St., Chicago, IL 60602

Kenneth G. Bognar
1505 E. Central Rd., Unit 103A
Arlington Heights, IL 60005



Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV 21 1990
\$30.00
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV 21 1990
\$60.00
AHIN, SHERIFFS' OR RECENT STAMPS HERE

1300

7075512/63513

UNOFFICIAL COPY

BOX 333-CG

90570197

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Property of Cook County Clerk's Office

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE'S
LEGAL FORMS

TRUST NUMBER: 24-5155-00

EXHIBIT "A"

Building No. 2, Unit 103 A 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 1/1 of the Northeast 1/4 of the Northeast 1/4 of Section 10, the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 11, and the North 10 chains of the Southwest 1/4 of the Northeast 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 the Southwest 1/4 of the Southwest 1/4 of Section 33, that part of the Northeast 1/4 of the Southwest 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 A to a certain Declaration of Condominium Ownership made by LaSalle National Bank, 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).

A perpetual and exclusive easement for parking purpose in and to building no. 2, garage space no. 13AN as set forth and defined in said Declaration and Survey appurtenant to the aforementioned premises conveyed.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated herein.

Subject To: General real estate taxes for the year 1990 and subsequent years; 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 as document no. 20257142 as amended October 7, 1969 as document no. 20978981 and July 22, 1971 as document no. 21553042, Easement to Northern Illinois Gas recorded August 28, 1969 as document no. 20944205, Easements taken by the Village of Mount Prospect in case number 71 CO 81 affecting common elements only as follows: Permanent Easement for drainage purposes over the West 15 feet of the South 455.83 feet of Lot B, Construction easements over the South 30 feet of Lot B and 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 for survey; Letter of Agreement recorded May 8, 1981 as document no. 25864354 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 signals; an ordinance by the Village of Arlington Heights, approving the Agreement set forth above recorded on June 15, 1981 as document no. 25904501. This Ordinance, among other things, grants the Village authority to enforce the traffic regulation within the confines of Dana Point Condominiums; 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 disclosed by survey (effecting 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.

267-26011

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