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WARRANTY-DEED

The Grantor, COBBLER'S CROSSING COUNTRY HOMES LIMITED PARTNERSHIP an Illinois limited partnership, by KIMBALL HILL, INC., an Illinois corporation, as sole general partner, for and in consideration of \$10.00 and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, conveys and warrants to

ALFREDO PEREZ, JR. & TINA L. PEREZ, HUSBAND & WIFE 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: (see attached)

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND REAL ESTATE TAXES FOR 1990 AND SUBSEQUENT YEARS.

TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy forever.

Real Estate Index Numbers 06-07-400-002-0000
Address of Real Estate: 713 SHADY OAKS COURT, ELGIN, IL. 60120

Dated this 25TH day of APRIL, 19 90.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Sr. Vice President and attested by its Secretary, this 25TH day of APRIL, 19 90.

COBBLERSCROSSING COUNTRY HOMES LTD. PTRSP.
By KIMBALL HILL, INC., its sole general partner.

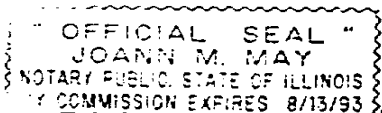
Hal H. Barber
Hal H. Barber - Sr. Vice President

Attest Barbara G. Cooley
Barbara G. Cooley, Secretary

State of Illinois) SS
County of COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Hal H. Barber, personally known to me to be the Sr. Vice President of Kimball Hill, Inc., an Illinois corporation, and Barbara G. Cooley, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and Severally acknowledged that as such President and Secretary of said corporation signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Official seal this 25TH day of APRIL, 19 90.



NOTARY-PUBLIC

This instrument was prepared by: Michele Peters
5999 New Wilke Road, #504
Rolling Meadows, IL 60008

After Recording mail to:
STEPHEN R. MURRAY
555 E. GOLF RO.
ARLINGTON HEIGHTS
IL 60005

Tax Bill Mailing Address:
Alfredo Perez
713 Shady Oaks
Elgin, IL 60120

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COUNTRY HOMES AT COBBLER'S CROSSING

~~PARCEL 1:~~

Unit 7-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COUNTRY HOMES AT COBBLER'S CROSSING, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 89-516805 AS AMENDED FROM TIME TO TIME, LOCATED IN COBBLER'S CROSSING UNIT 2, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This deed is subject to: (a) current real estate taxes and taxes for subsequent years; (b) the Act; (c) the Plat; (d) the Declaration; (e) public, private and utility easements of record (including those provided for in any plat of subdivision of the Property which may hereafter recorded); (f) applicable zoning, planned unit development, and building laws and ordinances; (g) rights of the public, the municipality and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water retention basins located in or serving the Property; (h) roads and highways, if any; (i) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller may so remove at that time by using the funds to be paid upon delivery of the deed; (j) matters over which the Title Insurer is willing to insure; (k) acts done or suffered by Purchaser; and (l) Purchaser's mortgage (the "Permitted Exceptions").

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.

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.

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