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Subject to: General real estate taxes not due as of the date of closing, including taxes which may accrue by reason of new or additional improvements during the year of closing; covenants, conditions and restrictions of record; Public and utility easements and party wall rights and lot line agreements; zoning and building laws and ordinances; roads and highways, if any; Purchaser's mortgage, if any; acts of purchaser. Also subject to Declaration of Covenants, conditions and restrictions for The Estates of Deer Crossing Unit One, dated January 19, 1993 and recorded in the Office of the Recorder of Deeds of Cook County on February 24, 1993 as Document No. 93-143139 which is incorporated herein by reference hereto. Grantor grants to the Grantee, his heirs and assigns, as easements appurtenant to the premises hereby conveyed, the easements created by said Declaration for the benefit of the owners of the parcel of realty herein described. Grantor reserves to itself, its heirs and assigns, easements appurtenant to the remaining parcels described in said Declaration.

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