

UNOFFICIAL COPY

COBBLERS CROSSING COUNTRY HOMES NORTH WARRANTY DEED

The Grantor, Cobblers Crossing Country Homes North Limited Partnership, an Illinois general partnership, by Kimball Hill Inc., an Illinois corporation, its 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: JANICE L. ANDERSON. Grantee(s) ~~not in Tenancy in Common, but in Joint Tenancy~~, the described real estate to wit:

94417109

UNIT 3-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COUNTRY HOMES NORTH AT COBBLER'S CROSSING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93984078, AS AMENDED FROM TIME TO TIME, BEING PART OF COBBLER'S CROSSING UNIT 13A, RECORDED AS DOCUMENT NO. 93656196, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as: 1244 SHAWFORD WAY
ELGIN, IL 60120

SUBJECT TO:

- (a) Covenants, conditions and restrictions of record, including the Condominium Declaration;
- (b) Current real estate taxes and taxes for subsequent years;
- (c) Party wall rights and party wall agreement, if any;
- (d) The Plat of Subdivision, including public, private and utility easements of record;
- (e) Applicable zoning, planned unit development, and building laws and ordinances;
- (f) Acts done or suffered by Grantee and Grantee's mortgage.

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

Real Estate Index Number: 06-06-200-028-0000

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Senior Vice President and attested by its Secretary, this 6TH day of MAY, 1994.

Cobblers Crossing Country Homes North Limited Partnership, by Kimball Hill, Inc., its sole general partner

By: [Signature]
Hal H. Barber, Senior Vice President

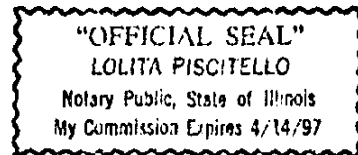
Attest: [Signature]
Barbara G. Cooley, Secretary

State of Illinois)
) SS
County of Cook)

94417109

The undersigned, a Notary Public, for Cook County, Illinois, hereby certify that Hal H. Barber, and Barbara G. Cooley, personally known to me to be the Senior Vice President and the Secretary of said corporation, 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 Officers of said corporation signed and delivered the said instrument, 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 6TH day of MAY, 1994.



[Signature]
NOTARY PUBLIC

This instrument was prepared by Susan K. Klaff, 5999 New Wilke Road, #504, Rolling Meadows, IL 60008.

After recording mail to:

Tax bill mailing address:

JOHN T. QUERY
1901 N ROSELLE #100
SCHAUMBURG, IL 60195

JANICE L. ANDERSON
1244 SHAWFORD WAY
ELGIN, IL 60120

25-50
[Circular Stamp]

INTERCOUNTY TITLE

88010415
51401088

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94-117-109

UNOFFICIAL COPY

9417109

Property of Cook County

9417109

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED IN SCHEDULE A, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN SAID 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. 9417109

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 CONTEMPLATION 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

31117109