

**BROOKVALE TOWNHOME CONDOMINIUM  
SPECIAL WARRANTY DEED**

This Indenture, made this 19 day of May, 1994, between NORTHERN ILLINOIS CONSTRUCTION CO., an Illinois corporation, ("Grantor"), and ROBERT L. FARRINGTON and JUNE M. FARRINGTON, his wife not as joint tenants, not as tenants in common, but as tenants by the entireties.

("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 765-A in the Brookvale Townhome Condominium as Delincated on a survey of the following described real estate:

Lot 1 in Brookvale Subdivision, being a Subdivision of Part of the West 1/2 of the Northwest 1/4 of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 94020478 Together with its Undivided Percentage Interest in the Common Elements in Cook County, Illinois.

Permanent Index No.: part of 93-03-100-058-0000  
Property Address: Unit 765-A, 765-A Brookvale Drive  
Wheeling, Illinois 60090

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 real estate set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainders or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described real estate, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said real estate as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (i) general real estate taxes for the previous and current year not then due and payable and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (ii) special taxes or assessments for improvements not yet completed; (iii) easements, covenants, restrictions, orders, agreements, conditions and

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

MAY 20 PM 2:46

94456671

WEY0546

338  
COOK COUNTY CLERK  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
184.00

COOK COUNTY CLERK  
REVENUE  
MAY 20 1994  
92.00

94456671

75-10-5255  
94020478

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

building lines of record and party wall rights; (iv) the Condominium Property Act; (v) the Village of Wheeling Condominium Ordinance set forth at Chapter 15.34 of the Village of Wheeling Municipal Code; (vi) the Plat; (vii) terms, provisions and conditions of the Declaration of Condominium, including all amendments and exhibits thereto; (viii) applicable zoning, building and municipal laws and ordinances; (ix) easements, roads and highways, if any; (x) unrecorded public utility easements, if any; (xi) Grantee's mortgage, if any; (xii) plats of dedication and plats of subdivision and covenants thereon; (xiii) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (xiv) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee; (xv) drainage ditches, tiles and laterals, if any; (xvi) annual maintenance assessment of Wheeling Maintenance District No. 1; (xvii) encroachments, if any; and (xviii) annexation agreements.

**IN WITNESS WHEREOF**, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

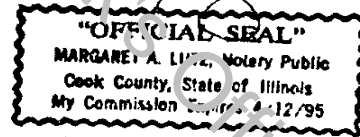
**NORTHERN ILLINOIS CONSTRUCTION CO.,** an Illinois corporation

By: *Ralph E. Harwood*  
Ralph E. Harwood  
President

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 Ralph E. Harwood personally known to me to be the President of the Northern Illinois Construction Co., an Illinois corporation, and 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 acknowledged that as such President, he 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 his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

*Margaret A. Lutz* 5/19/94  
Notary Public



My Commission Expires:  
April 12, 1995

This Instrument Prepared By:  
  
Bruce D. Loring, Esq.  
Rudnick & Wolfe  
203 North LaSalle Street, Suite 1800  
Chicago, Illinois 60601

Send Subsequent Tax Bills To:  
  
Robert and June Farrington  
765 H. Brookvale Drive  
Wheeling, IL 60090-4523

After Recording Return To:  
  
Robert and June Farrington  
765 H. Brookvale Drive  
Wheeling, IL 60090-4523

**BOX 333-CTI**

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