

UNOFFICIAL COPY

WARRANT DEED
Cook County, Illinois
(Corporation to Individual)

CAUTION: Consult a lawyer before using or acting under this form. 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 Northern Illinois Construction Co.,
an Illinois Corporation

a corporation created and existing under and by virtue of the laws of
the State of Illinois and duly authorized to transact
business in the State of Illinois, for and in consideration
of the sum of Ten and no/100

94522587

DOLLARS,
and other valuable consideration in hand paid,
and pursuant to authority given by the Board of Directors
of said corporation, CONVEYS and WARRANTS to
Adam JAY Greenberg and Lisa JOY Greenberg, his wife,
and David Mallin, Not in Tenancy in Common, but in Joint Tenancy

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
18550

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit:

Unit 745-B in the Brookvale Terrace Condominium as delineated on a survey of the following described real estate:
Lot 1 in the Brookvale Subdivision, (a) 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 94020479
Together with its Undivided Percentage Interest in the Common Elements in Cook County, Illinois.

WAS MODIFIED BY THE RIDER TO WARRANTY DEED DATED JUNE 10, 1994 FROM NORTHERN ILLINOIS
SUBJECT TO: ILLINOIS CONSTRUCTION CO. TO GRANTEES, HEREIN, ATTACHED HERETO AND INCORPORATED
HEREIN AS EXHIBIT A.

(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 Chapter (ii) special taxes or assessments for improvements not yet completed; (iii) easements
covenants, restrictions, orders, agreements, conditions and building lines of record and party wall rights; (iv) the Condominium Property Act; (v) the Village
of Wheeling Condominium Ordinance set forth at Chapter 22.22 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) water and public utility easements, if any; (xi) Grantee's mortgage, if any; (xii) plat
dedication and plats of subdivision and covenants thereon; (xiii) set-offs 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, ditches
and laterals, if any; (xvi) annual maintenance assessment of Wheeling Water and Sewer District No. 1; (xvii) encroachments, if any; and (xviii) easements

Permanent Real Estate Index Number(s): 03-03-100-058-0000 (Not yet divided)

Address(es) of Real Estate: 745-B Brookvale Drive, Wheeling, Illinois 60090

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be
signed to these presents by its President, and attested by its Secretary, this 10
day of June 1994

IMPRESS
CORPORATE SEAL
HERE

Northern Illinois Construction Co., an Illinois corporation
(NAME OF CORPORATION)
BY *Ralph E. Harwood*
Ralph E. Harwood PRESIDENT
ATTEST: SECRETARY

State of Illinois, 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

corporation, and Secretary personally known to me to be
the Secretary of said corporation, and personally known to me to be
the same person whose names are subscribed to the foregoing instrument, appeared
before me this day in person and severally acknowledged that as such
President and Secretary, they signed and delivered the said instru-
ment 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 10 day of June 1994

Commission expires April 12 1995

Margaret A. Lutz
NOTARY PUBLIC

This instrument was prepared by Bruce D. Loring, Esq., Rudnick & Wolfe, 203 N. LaSalle St.
(Name and Address) Chicago, Ill. 60601

751812
21815L
8262076
110-630-071
BOY 333-071

OFFICIAL NOTARY PUBLIC
MARGARET A. LUTZ, Notary Public
Cook County, State of Illinois
My Commission Expires 4/12/95

MAIL TO { BRUCE R. EUTMAN
(Name)
750 LAKE COOK RD, STE 750
(Address)
BUFFALO GROVE, IL 60089
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Adam Greenberg
(Name)
745-B Brookvale Dr
(Address)
Wheeling, IL 60090
(City, State and Zip)

92505N

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WARRANTY DEED

Corporation to Individual

TO

CHANGES

COOK COUNTY, ILLINOIS
FILED FOR RECORD

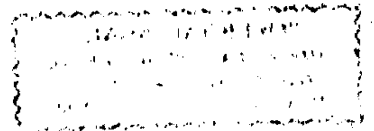
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Property of Cook County Clerk's Office

GEORGE E. COLE
LEGAL FORMS

APPROVAL



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EXHIBIT A

In regard to special assessments or taxes due to new or additional improvements during the year of closing, Purchaser should only be responsible for those additional special assessments and taxes which accrue due to or because of the Purchased Unit, subsequent to the Closing. In regard to special taxes or assessments, the Seller represents that there are no such special assessments or taxes currently pending except as provided in this Agreement. The Purchaser shall not be charged or obligated to pay any special assessments or taxes in connection with sidewalks, roads, sewers or street lights or common area improvements, in connection with the Purchased Unit. The Purchaser shall not take title subject to private easements, except as provided in the Declaration, or unrecorded public utility easements, nor will they take title subject to any encroachments. In any event, and in addition, the Purchaser shall take title subject to all items identified, so long as such items do not materially interfere with Purchaser's use and enjoyment of the Property and the Purchased Unit.

"GRANTOR ALSO HEREBY GRANTS TO THE 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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID 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 SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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11/25/2014