

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:

PHIL MICHAEL PADILLA AND CYNTHIA L. JANNEY-PADILLA, HUSBAND AND WIFE, Grantee(s)

not in Tenancy in Common, but in Joint Tenancy, the described real estate attached as exhibit "A", situated in Cook County, Illinois, to wit:

SUBJECT TO:

- (a) The Plat of Subdivision;
- (b) covenants, conditions and restrictions of record, including the Condominium Declaration;
- (c) current real estate taxes and taxes for subsequent years;
- (d) party wall rights and party wall agreement, if any;
- (e) public, private and utility easements of record (including those provided for in any Plat which may hereinafter be recorded);
- (f) applicable zoning, planned unit development, and building laws and ordinances;
- (g) drainage ditches, leaders, laterals, if any;
- (h) roads and highways, if any;
- (i) minor matters not affecting the use of the Residential Unit;
- (j) matters over which the Title Insurer is willing to insure;
- (k) acts done or suffered by Grantee; and
- (l) Grantee's mortgage.

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

Real Estate Index Number: 06-06-201-027

Address of Real Estate: 134 BRUNSWICK COURT, ELGIN, IL 60120

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 23rd day of DECEMBER, 1993.

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

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

Attest: [Signature]
Barbara G. Cooley, Secretary

State of Illinois }
County of Cook } 98

DEPT-01 RECORDINGS \$85.50
T#9999 TRAN 2100 01/13/94 11:24:00
14500 # 00-94-042129
COOK COUNTY RECORDER

INTERCOUNTY TITLE

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 Senior Vice President of Kimball Hill, Inc., an Illinois corporation, and Barbara G. Cooley, personally known to me to be 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 on this day in person and severally acknowledged that as such Senior Vice President and Secretary of said corporation they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as a free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein expressed.

Given under my hand and Official seal this 23rd day of DECEMBER, 1993.

[Signature]
NOTARY PUBLIC

"OFFICIAL SEAL"
LOLITA P. CITELLO
Notary Public, (Stat) of Illinois
My Commission Exp. 01/14/97

This instrument was prepared by Susan K. Klatt, 8000 New Wilke Road, #504, Rolling Meadows, IL 60008.

After recording mail to:

1344 Brunswick Ct
Elgin IL 60120

Tax bill mailing address:

1344 Brunswick Ct
Elgin IL 60120

Condo 0/02

25.50

51385578 A.O.

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EXISTING

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490705
302564

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
005

★

125909
606271

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
05520

34042129
62128045

Property of Cook County Clerk's Office

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LEGAL

Unit 23-5 in The Cobblers Crossing Country Homes North Condominium of Elgin, IL, as delineated on a plat of survey of the following described real estate: A part of Section 6, Township 41 North, Range 9, East of the Third Principal Meridian which plat of survey is attached as Exhibit "C" to the supplement to the Declaration of Condominium ownership recorded 12/2/93 as document 9396475 as amended from time to time, together with its undivided percentage interest in the common elements, in the City of Elgin, Cook County, Illinois.

P.I.N. 06-06-200-027-0000

commonly known as: 1344 BRUNSWICK COURT
ELGIN, IL 60120

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.

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 GRANTEE IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEE 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 GRANTEE 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.

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