

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory  
(Illinois)

95812795

DEPT-01 RECORDING 125.50  
T40011 TRAN 9043 11/24/95 11:29:00  
18469 & RV #95-812795  
COOK COUNTY RECORDER

Property

Recorder' Stamp

2550

THE GRANTORS, George L. Benas, III and Robin F. Davies, his wife,  
of the City of Rolling Meadows, County of Cook, and State of  
Illinois, for and in consideration of Ten and No/100 (\$10.00)  
Dollars and other good and valuable considerations in hand paid,  
convey and warrant to Kevin W. Negley  
of 179 Cranston Court, Glen Ellyn,  
County of DuPage, State of Illinois, all interest in the  
following described real estate situated in the County of Cook  
in the State of Illinois, to wit:

(See legal description attached hereto and made a part hereof)

City of Rolling Meadows  
Department of Finance and Administration  
Real Estate Transfer Tax  
Amount 207.00 Date 11-16-95  
Agent [Signature]

5300 Carriageway #302

hereby releasing and waiving all rights under and by virtue of the  
Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 08-08-301-058-1027  
Property Address: 5300 Carriageway Court, #302, Rolling Meadows, IL  
Dated this 16th day of October, 1995.

[Signature] (Seal)  
George L. Benas III (Seal)

[Signature] (Seal)  
Robin F. Davies (Seal)

\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

ATTORNEYS' NATIONAL  
TITLE NETWORK

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## PARCEL 1:

Unit No. 302 in the Carriage Way Court Condominium Building, No. 5300, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel").

That part of Lot 5 of Three Fountains at Plum Grove (according to the plat thereof, recorded July 8, 1968, as document number 20543261) being a Subdivision in Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the most southerly corner of Lot 5; thence North 00 degrees 00 minutes 00 seconds East along the East Line of Lot 5 aforesaid 249.84 feet; thence North 90 degrees West (at right angles thereto) 13.14 feet to the point of beginning; thence North 22 degrees 31 minutes 10 seconds West 233.00 feet; thence South 67 degrees 28 minutes 50 seconds West 89.50 feet; thence North South 22 degrees 31 minutes 10 seconds East 233.00 feet; thence North 67 degrees 28 minutes 50 seconds East 89.50 feet to the place of beginning in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium for Building No. 5300 recorded in the Office of the Cook County Recorder of Deeds as document No. 25945970, together with its undivided percentage interest in the common elements

## PARCEL 2:

Grantor also hereby grants to Grantee, their 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 Covenants, Conditions, Restrictions, and Easements for the Carriage Way Court Homeowner's Association dated the 9th of July, 1981, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as document No. 25945335, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyance and mortgage of said remaining property or any of them.

## PARCEL 3:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in Grant of Easements dated September 25, 1968, and recorded October 18, 1968, as document No. 20649594 and as created by deed from Three Fountains East Development Associates, a limited partnership, to Anthony R. Licata, dated November 23, 1979, and recorded January 3, 1980, as document No. 25303970 for ingress and egress over and across Lot 2 in Three Fountains at Plum Grove Subdivision in Cook County, Illinois.

## PARCEL 4:

Easements appurtenant to and for the benefit of Parcel 1 over the North 60 feet of that part of Lot 1 falling within the East Half of the West Half of Section 8 aforesaid for the purpose of reasonable pedestrian traffic, as created by Grant of Easement made by Hibbard, Spencer Bartlett Trust to Three Fountains East Development Associates, a limited partnership, recorded June 20, 1969, as document No. 20877478, in Cook County, Illinois.

Permanent Index No. 08-08-301-058-1027

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