

UNOFFICIAL COPY

WARRANTY DEED

95164306

7547018 OF 146

all

THE GRANTOR, CLEARVIEW CONSTRUCTION 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 DOLLARS AND 00/100 CENTS (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS the following described Real Estate situated in the County of Cook in the State of Illinois to:

Leroy L. Hagen and Corinne M. Hagen, husband and wife
7839 S. Kilpatrick Avenue, Chgo, IL 60652
As Joint Tenants

DEPT-01 RECORDING \$23.00
T#0012 TRAN 2972 03/10/95 13:39:00
#6161 : JM *-95-164306
COOK COUNTY RECORDER

Unit 71 in Eagle Ridge Condominium Unit IV as delineated on a survey of the following described real estate: That part of Lot 3 in Eagle Ridge Estates, being a subdivision of part of the Northwest quarter of Section 32, Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds in Cook County, Illinois, as Document Number 94853963 together with its undivided percentage interest in the common elements.

Permanent Index Number : 27-32-100-001

Property Address: 10834 Minnesota Court
Orland Park, Illinois 60462

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.

This 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 which is hereby incorporated herein by reference thereto and to all the terms of each amended Declaration recorded pursuant thereto.

IN WITNESS WHEREOF, said Grantor has caused its corporation seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 9th day of March, 1995.

CLEARVIEW CONSTRUCTION CORPORATION

By: Peter Vass

President

Attest: Peter Vass Jr.

Secretary

95164306

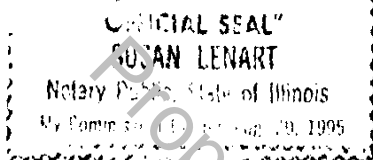
BOX 333-CTI

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Peter Voss and Peter Voss, Jr., personally known to me to be the President and Secretary, respectively, of the corporation, and 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 President and Secretary, they 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 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 9th day of March, 1995.



Susan Lenart
Notary Public

This instrument prepared by:

DeBruyn, Taylor and DeBruyn, Ltd.
15252 South Harlem Avenue
Orland Park, Illinois 60462

MAIL TO:

JAMES F KIRK
7646 W. 159th
ORLAND PARK IL
60462

COOK
CL. NO. 016
2 2 6 2 8 5



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR-9'95 ***
DEPT. OF REVENUE 159.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
MAR-9'95
79.50

95164306