

# UNOFFICIAL COPY

## UNION COMMONS WARRANTY DEED

97592978

The Grantor, Realen Homes Developers, Inc., a Pennsylvania corporation qualified to do business in Illinois 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 ~~the following persons~~ **\*\* ZOYA METE AND TATIANA T. KOUNELLAS \*\*** (Grantor(s) not in Tenancy in Common but in Joint Tenancy), the described real estate to wit:

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 6312 08/13/97 15:55:00  
4450 CG \*-97-592978  
COOK COUNTY RECORDER

Lot Hldg 3, Unit 2

**\*\* ZOYA METE AND TATIANA T. KOUNELLAS**

RECORDER'S STAMP

See attached exhibit "A" for legal description

COMMONLY KNOWN AS:

146 Commons Court  
Wheeling, Illinois 60090

SUBJECT TO:

- (a) Covenants, conditions and restrictions of record, including the Declaration;
- (b) Current real estate taxes and taxes for subsequent years;
- (c) The Plat of Subdivision, including, public, private and utility easements of record;
- (d) Applicable zoning, planned unit development, and building laws and ordinance;
- (e) Acts done or suffered by Grantee and Grantee's mortgage.


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

Real Estate Index Number 03-12-100-052 & 03-12-100-053

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Vice President and attested by its Assistant Secretary, this 1st day of August, 1997.

Realen Homes Developers, Inc.

By:   
Larry D. Johannesen Vice President

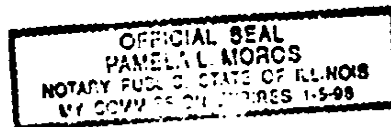
Attest:   
Randy Harris Assistant Secretary


25.00  
00

State of Illinois )  
                          ) SS  
County of Cook    )

The undersigned, a Notary Public, for Cook County, Illinois, hereby certify that Larry D. Johannesen, and Randy Harris personally known to me to be the Vice President and the Assistant Secretary of Realen Homes Developers, before me this day in person and severally acknowledged that as such Officers of said corporation signed and delivered the said instrument, 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 1st day of August, 1997.



  
NOTARY PUBLIC

After recording, mail to:

Eliz EVOIA  
7135 W. Higgins  
Chicago, IL 60601

Tax bill mailing address:

Prop Address

97592978

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Property of Cook County Clerk's Office

07592978

BOX 333-CTI

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## EXHIBIT "A"

Grantor also hereby grants to the grantee, its successors and assigns, as right 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 declarations were recited and stipulated as length herein.

The following is the legal description for Bldg. 3, Unit 2:

Unit No. 3-2 in the Union Commons Condominium as delineated on a survey of the following described real estate:

That part of lot 1 of Union Square, being a resubdivision of lots 13 and 25 (inclusive) in J.L. McDuffe's subdivision and that part of the northeast 1/4 of section 11 and the northwest 1/4 of section 12, all in township 42 north, range 11 east of the third principal meridian in Cook County, Illinois described as follows:

Commencing at the most northerly corner of said lot 1; thence south 37 degrees 23 minutes 36 seconds east, along an easterly line of said lot 1, 160.95 feet; thence south 36 degrees 27 minutes 18 seconds east, continuing along said easterly line 159.20 feet to the point of beginning; thence south 36 degrees 27 minutes 18 seconds east, continuing along the aforescribed course, 201.63 feet; thence south 53 degrees 58 minutes 52 seconds west, along a line of said lot 1, 126.52 feet; thence north 44 degrees 26 minutes 21 seconds east, 57.33 feet; thence north 68 degrees 47 minutes 16 seconds west, 53.38 feet, thence northerly on a curve, along an easterly line of Commons Court as dedicated per said Union Square, concave westerly, having a radius of 55.00 feet, an arc distance of 55.38 feet and a chord bearing north 10 degrees 05 minutes 59 seconds east, to a point of compound curvature; thence northerly, along said compound curve, and an easterly line of said Commons Court, concave westerly, having a radius of 150.00 feet, an arc distance of 51.68 feet, to a point of tangency; thence North 38 degrees 29 minutes 15 seconds West, continuing along said easterly line of Commons Court, 7.00 feet; thence North 51 degrees 30 minutes 45 seconds east, at right angles to the last described course, 117.92 feet to the point of beginning in Cook County, Illinois.

Which survey is attached as Exhibit "C" to the declaration of Condominium recorded as Document 97354818 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

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