WARRANTY DEED NOFFICIAL COMPOSITION OF 1 of

Statutory (ILLINOIS)
(Corporation to Individual)
KENSINGTON STATION

4245184 1/2

Cook County Recorder 25.5

1999-01-04 12:52:59



GIT

000000

THE GRANTOR, RTG LAND DEVELOPMENT 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 00/100 DOLLARS (\$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

SUSAN A. WEBER, single and never married and Margaret D. Weber 750 N. Rush Street Chicago, Illinois () () ()

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: not as tenants in common but in Joint Tenancy with

rights of survivorship
SEE EXHIBIT "A" ATTACHED HERETO AND MADE : PART HEREOF

SUBJECT TO: (a) General real estate taxes not yet due as of the closing; (b) The Declaration of Covenants, Conditions, Restrictions, Reservations, Grants and Easements for Kensington Station ("Declaration"), as amended from time to time; (c) utility easements; (d) building, building line and use or occupancy restrictions, conditions and covenants of record; (e) zoning laws and ordinances; (f) party wall rights created by the Declaration; and (g) acts done or suffered by Grantee.

Permanent Real Estate Index Number: 18-04-115-008

Address of Real Estate: 419 W. Hillgrove Street LaGrange, Illinois 60525

LINIOEEICIAL CODY
UNOFFICIAL COPY
· IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President this23rd day ofDecember,
1998.
RTG LAND DEVELOPMENT CORPORATION
BY: Sulley Launthley
Lts President
V
STATE OF ILLINOIS )
COUNTY OF DUPAGE )
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RICHARD T. GAMMONLEY, personally known to
me to be the President of RTG LAND DEVELOPMENT CORPORATION, an Illinois
corporation, and personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President he signed and delivered the said
instrument pursuant to authority, given by the Board of Directors of said
Corporation as his free and voluntary act, and as the free and voluntary act
of the Corporation.
Given under my hand and official seal this 23rd day of
(a) Calbatt
OFFICIAL SEAL CARRIE ABBOTT  TOT ANY Public
NOTARY PUBLIC, STATE OF ILLINOIS
$990c_{2093}$
This instrument was prepared by: Gregory F. Smith, Esq.
Li/lig & Thorsness, Ltd.
1900 Spring Road, Siite 200
Oak Brook, IL 60521
REAL ESTATE TRANSACTION TAX
STAMP DECA STAMP OF TAY DILL TO
SEND SUBSEQUENT TAX BILLIS CO.
Susan A. Weber
419 W. Hillgrove Street
CTAZE OF HIMOLOGY LaGrange, IL 60525
SAIE OF ILLINU/O
REAL ESTATE TRANSFER (AX )
DEC 24'98 DEPT. OF 2 8 % 5 0
RB.10678   REVENUE
,

## UNOFEGICIAL COPY

18(0)

PARCEL 1: LOT 1/2 IN KENSINGTON STATION TOWNHOME DEVELOPMENT, BEING A SUBDIVISION OF LOTS 8 TO 14, BOTH INCLUSIVE, IN BLOCK 19 IN COSSIT'S FIRST ADDITION TO LA GRANGE, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE C. B. & Q. R.R. AND SOUTH OF NAPERVILLE ROAD (OGDEN AVENUE), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 97242624, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR DATED THE 6TH DAY OF FEBRUARY, 15.77 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 97242624, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTS TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THERES' CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO THE GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT SAL C/R/T/SO/F/CR TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.