

UNOFFICIAL COPY

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1999-01-04 12:52:59
Cook County Recorder 25.50

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)
KENSINGTON STATION



99002093

4245184 1/2

G I T

Property of Cook County Clerk's Office

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 4245184 (B) (CA)

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 A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Real Estate not in Tenancy in Common ~~and not~~ in Joint Tenancy ~~but as tenants by the Entirety.~~ with rights of ~~but~~ survivorship

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

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LEGAL DESCRIPTION

18 (b)

PARCEL 1: LOT 10 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 ¼ 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, 1997 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 97242624, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR 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 THEREBY 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 TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

Cook County Clerk's Office