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GEORGE E. COLE
LEGAL FORMS

NO. 804
September, 1975

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual) **25893315**

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1981 JUN -4 PM 1:19

(The Above Space For Recorder's Use Only)

Sidney K. Olson

RECORDER OF DEEDS

25893315

COOK
CO. NO. 016

173749

THE GRANTOR St. Paul Federal Savings and Loan Association of Chicago

a corporation created and existing under and by virtue of the laws of the State of Illinois United States of America and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations XXXXXX.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to Debra A. Sadzeck of 431 Marshall, Des Plaines, (NAME AND ADDRESS OF GRANTEE)

Illinois

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Rider Attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, and attested by its Assistant Secretary, this 11th day of May, 1981.

St. Paul Federal Savings and Loan Association of Chicago

IMPRESS
CORPORATE SEAL
HERE

BY Frank A. Zawaski, Asst. Vice President PRESIDENT
ATTEST: Mary Lou Dziekanowski, Asst. SECRETARY

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 Frank A. Zawaski personally known to me to be the Asst. Vice President of the St. Paul Federal Savings and Loan Association of Chicago

corporation, and Mary Lou Dziekanowski personally known to me to be the Asst. Secretary of said 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 Asst. Vice President and Asst. Secretary, they signed and delivered the said instrument as Asst. Vice President and Asst. Secretary of said corporation, 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 29th day of May, 1981

Commission expires 8-30 1981 Haline B. Lewicki
NOTARY PUBLIC

This instrument was prepared by James P. King, 6700 W. North Ave., Chicago, Ill.
(NAME AND ADDRESS)

MAIL TO:

Curt Eisenberg
(Name)
Avondale Centre 20N. Clark 23rd Fl
(Address)
Chicago, ILL. 60602
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. 204

ADDRESS OF PROPERTY:

104 Boardwalk

Elk Grove Village, Ill.

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

PAID
JUN 4 1981
DEPT OF REVENUE
19.75
SANGUIFER ILLINOIS
REAL ESTATE TRANSFER TAX

CANCELLED Cook County
REAL ESTATE TRANSFER TAX
JUN 19 1981
REVENUE DEPARTMENT
19.75
1981

1100

25893315

369-X-89

X9697-X-89



UNOFFICIAL COPY

RIDER TO THE DEED FROM ST. PAUL FEDERAL SAVINGS AND LOAN
ASSOCIATION OF CHICAGO TO DEBRA A. SADZECK DATED MAY 11, 1981

LEGAL DESCRIPTION:

Parcel 1:

Unit Number 104-6 in Boardwalk Condominium as delineated on Survey of Certain Lots or Parts thereof in Lots 1 and 2 in Boardwalk Subdivision of Part of the North 15 Acres of the North West 1/4 of the North East 1/4 of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, and Lot 153 in Elk Grove Estates Townhouse Condominium Parcel "F" being a Subdivision of Part of the South West 1/4 of Section 29 and Part of the North West 1/4 of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, (Hereinafter Referred to as "Parcel"), which survey is attached as Exhibit "A", to Declaration of Condominium made by National Bank of Austin Trust No. 5160 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 22633866 as Amended from time to time, together with its undivided percentage interest in said Parcel (Excepting from said Parcel all the Property and Space Comprising all the Units thereof as Defined and set forth in said Declaration and Survey), in Cook County, Illinois.

Also

Parcel 2

Easement appurtenant to and for the benefit of Parcel 1 for Ingress and Egress created by grant by easement from Elk Grove Medical Dental Park, Incorporated, to Ruth Lynch, Dated May 12, 1972 and Recorded in the Office Cook County, Illinois by Document Number 21917836 over the Following Described Real Estate:

The North 20 Feet of the South 205 Feet of the East 397.08 Feet of the North 15 Acres of the North West 1/4 of the North East 1/4 of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

This deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divided 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 and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended Declaration recorded pursuant thereto.

Subject To: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; general taxes for the year 1980-81 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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END OF RECORDED DOCUMENT