

# UNOFFICIAL COPY

COLE'S FORMS NO. 804  
September, 1975  
**WARRANTY DEED**  
Statutory (ILLINOIS)  
(Corporation to Individual)

25978324  
25978324  
COOK COUNTY ILLINOIS  
FILED FOR RECORD  
1981 AUG 25 PM 2:18  
RECORDED OF DEEDS  
25978324  
(The Above Space For Recorder's Use Only)

THE GRANTOR **WESTERN FINANCIAL 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.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation  
CONVEYS and WARRANTS to IRVING JANS and BERTHA JANS, His wife Not as tenants in common but as joint tenants. (NAME AND ADDRESS OF GRANTEE)  
4643 Main Street Skokie, Illinois

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

LEGAL DESCRIPTION CONVEYING UNIT 101 ATTACHED HERETO AND  
MADE A PART HEREOF

10<sup>00</sup>

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 President, and attested by its  
Secretary, this 25th day of July, 1981.



**WESTERN FINANCIAL CORPORATION**  
(NAME OF CORPORATION)  
BY Irving Jans PRESIDENT  
ATTEST Edith Geist 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 JOHN KROHN  
personally known to me to be the President of the



**WESTERN FINANCIAL CORPORATION**  
corporation, and EDITH GEIST personally known to me to be  
the Secretary of said corporation, and personally known to  
me to be the same persons whose names are subscribed to the foregoing instru-  
ment, appeared before me this day in person and severally acknowledged that as  
such President and Secretary, they signed  
and delivered the said instrument as President and  
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 25th day of July, 1981  
Commission expires February 27, 1983 Candace L. Hanson  
NOTARY PUBLIC

This instrument was prepared by William Woloshin, 69 W. Washington Street,  
Chicago, Illinois 60602 (NAME AND ADDRESS)

MAIL TO: Jay W. Bellows (Name)  
33 N. Dearborn (Address)  
Chicago, Illinois 60602 (City, State and Zip)

ADDRESS OF PROPERTY:  
7801 Niles Center Road #101  
Skokie, Illinois

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

SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

(Name)

(Address)

BOX 533

CANCELLED  
 AUG 2 1981  
 COOK COUNTY CLERK'S OFFICE  
 33.75  
 33.75  
 CANCELLED  
 COOK COUNTY  
 25978324

DOCUMENT NUMBER

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Unit No. 101 in CENTRAL PLAZA CONDOMINIUMS as delineated on a survey of the following described real estate:

Lots 16 and 17 in block 1 in Niles Center Terrace, a subdivision in the Northeast quarter of Section 28, Township 41 North, Range 13. East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25118852 together with its undivided percentage interest in the common elements.

Grantor also hereby grants to Grantee, their (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 aforementioned Declaration, and party of the first part 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, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein and any amendments thereto.

Grantor hereby assigns to Grantee, their (its) assigns, as a limited common element, which is reserved for the exclusive use of the Unit being conveyed hereunder, parking space no(s). L15 as delineated on the survey.

This Deed is further subject to: real estate taxes for 1980 and subsequent years, the Condominium Act, easements, covenants, conditions and restrictions of record.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT AND THE SKOKIE CONDOMINIUM ORDINANCE.

"3% of the purchase price of this unit will be placed in an escrow account for at least one year for the purpose of guarantying the warranties of the seller, as provided by the Skokie Village Code. Any rights the purchaser may have to the escrow account shall inure to the benefit of subsequent purchasers of the unit. For further details, consult the Skokie Legal Department."

25978324

END OF RECORDED DOCUMENT