

27 026 746

MANOR HOMES OF CHATHAM CONDOMINIUM
SPECIAL WARRANTY DEED

11⁰⁰

69-35-176 J ①
607967

FIRST MIDWEST DEVELOPMENT CORPORATION, Grantor, 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, in consideration of the sum of Ten 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, does hereby grant and convey to JUDITH GARRETT

JUDITH GARRETT, Grantee, of 845 WEDNER CT. So. BUFFALO GROVE IL 60090, and to Grantee's heirs or other legal representatives, the following described real estate, situated in Cook County, Illinois together with the tenements and appurtenances thereto belonging:

UNIT NO. 12-"C"-1 IN MANOR HOMES OF CHATHAM II CONDDMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN CHATHAM CONDOMINIUM UNIT NO. 1 RECORDED NOVEMBER 10, 1983 AS DOCUMENT 26054756 BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF

CONDOMINIUM RECORDED AS DOCUMENT 2694554, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
APR 2 1984
34.00

Grantor also hereby grants to Grantee and Grantee's successors and assigns, as rights and easements appurtenant to the above-described real estate, the right and easements for the benefit of said real estate set forth in the Declaration, and Grantor reserves to itself, its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining real estate described therein. This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the Declaration recorded in the Cook County Recorder of Deeds Office as Document No. 26094613, and to the By-Laws contained therein, and to any and all amendments thereto, the same as though the provisions of the Declaration and of said By-Laws and said amendments were recited and stipulated at length herein.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever of said Grantee.

This Deed is executed by Grantor subject to the following:

- (a) General real estate taxes not yet due and payable;
- (b) Easements, building, building line, use and occupancy restrictions, covenants, conditions, and matters of record;
- (c) Limitations and conditions imposed by The Illinois Condominium Property Act, as amended;
- (d) Acts done or suffered by or judgments against Purchaser or anyone claiming under or through Purchaser;
- (e) Zoning and building laws and ordinances; and
- (f) Party wall rights and agreements, if any; and

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
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(g) Any liens, encroachments and other matters over which Chicago Title Insurance Company is willing to insure.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and it has caused this Special Warranty Deed to be signed in its name by its President, and attested to by its Asst. Secretary, this 30th day of MARCH, 1984.

SEAL

FIRST MIDWEST DEVELOPMENT CORPORATION, an Illinois corporation

ATTEST:

By: Ann T. Bernahl
Assistant Secretary

By: Thomas C. Wallace
Vice President

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas C. Wallace personally known to me to be the Vice President of First Midwest Development Corporation, an Illinois corporation, and Ann T. Bernahl personally known to me to be the Assistant 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 Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant 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 notarial seal this 30th day of March, 1984.

William J. Duffy
Notary Public
WILLIAM J. DUFFY

My Commission Expires:
February 4, 1987

Instrument prepared by:
William J. Duffy
Attorney at Law
101 S. Pine
Mt. Prospect, IL 60056

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1984 APR -2 PM 1:08

27026746
RECORDED BY HELMS
Edith M. Wilson

27 026 746

UNOFFICIAL COPY

DELIVERY INSTRUCTIONS:

JUDITH GARRETT
845 Weidner Ct S.
Buffalo Grove IL
60090
or
60090

RECORDER'S BOX NO. _____

BOX 333

ADDRESS OF PROPERTY:

845 Weidner Ct
Buffalo Grove, Ill
60090

The above address is for statistical purposes only and is not a part of this deed.

Send subsequent tax bills to:

JUDITH GARRETT
(Name)
SAME
(Address)

Property of Cook County Clerk's Office

27 026 746

END OF RECORDED DOCUMENT