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	1	11 00	COOK CO. NO. 016 231883 375		
<b>MANOR HOMES OF CHATHAM CONDOMINIUM SPECIAL WARRANTY DEED</b>					
<p>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 <u>BRUCE ABRAMS AND PATRICIA ABRAMS</u>, Grantee, of <u>817 STRADFORD BUFFALO GROVE, ILL. 60090</u>, 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:</p>					
<p>UNIT NUMBER 21-A<sup>1</sup> IN MANOR HOMES OF CHATHAM CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN CHATHAM SUBDIVISION UNIT NO. 2 AND CHATHAM SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26996341 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.</p>					
<p>Grantor also hereby grants to Grantee and Grantee's successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights 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. 2699463, 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.</p>					
<p>TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever of said Grantee, <del>to hold as joint tenants with right of survivorship &amp; not as tenants in common</del>. This Deed is executed by Grantor subject to the following:</p>					
<p>(a) General real estate taxes not yet due and payable;</p>					
<p>(b) Easements, building, building line, use and occupancy restrictions, covenants, conditions, and matters of record;</p>					
<p>(c) Limitations and conditions imposed by The Illinois Condominium Property Act, as amended;</p>					
<p>(d) Acts done or suffered by or judgments against Purchaser or anyone claiming under or through Purchaser;</p>					
<p>(e) Zoning and building laws and ordinances; and</p>					
<p>(f) Party wall rights and agreements, if any; and</p>					

CANCELLATION  
RECORDING  
NUMBER  
DATE  
11/27/04  
111  
4375  
TRANSACTION  
27104 238

*Tax # 03-05-303-009-0000*

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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 25th day of MAY, 1984.

SEAL

FIRST MIDWEST DEVELOPMENT  
CORPORATION, an Illinois  
corporation

ATTEST:

By: James A. Moyer  
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 Jerome A. Moyer 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 25 day of MAY, 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

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**DELIVERY INSTRUCTIONS:**

JEFF BRICKMAN  
SUITE 1860  
208 SO LA SALLE  
CHICAGO, IL. 60604

or

RECODER'S BOX NO.

**BOX 333**

**ADDRESS OF PROPERTY:**

817 STRADFORD CIRCLE  
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:

Bruce Abrams  
(Name)

SAME  
(Address)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1996 MAY 29 AM 11:10 27104238

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**END OF RECORDED DOCUMENT**