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11.00

COOK CO. NO. 016 231883

MANOR HOMES OF CHATHAM CONDOMINIUM SPECIAL WARRANTY DEED

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 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 BRUCE ABRAMS AND PATRICIA ABRAMS, Grantee, of 817 STRADFORD BUFFALO GROVE, ILL. 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 NUMBER 21A7 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.

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. 26996341, 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, to have as joint tenants with right of survivorship & not as tenants in common. 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

STATE OF ILLINOIS REAL ESTATE GRANTS & TAX DEPARTMENT 4375

CANCELLED Cook County REC'D & FILED IN TRANSACTION 27-104 238 4375

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69-39-455g

Tax # 03-05-303-009-0000

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DELIVERY INSTRUCTIONS:

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

or

RECORDER'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

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END OF RECORDED DOCUMENT