

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)

NO. 803
OCTOBER, 1967

27326828

GEORGE E. COLE
LEGAL FORMS

Do Not Deliver
RETURN TO
Transfer Desk
Carr 1/26/87
Survey

109-75-151W

This Indenture, made this 29th day of October, 1984,

between Technical Foundation of America
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, party of the first part,
and Constance A. Hodges, a spinster, 13700 Indiana Avenue
of the Village of Riverdale in the County of Cook and State
of Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of
Ten and No/100 (\$10.00) Dollars,
in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to
authority of the Board of Trustees of said corporation, by these presents does REMISE, RE-
LEASE, ALIEN AND CONVEY unto the said party of the second part, and to her heirs and assigns,
FOEVR, all the following described land, situate in the County of Cook
and State of Illinois known and described as follows, to wit:

See Legal Description Attached

Unit No. 1A and 1-B in The Les Quartier Office Condominium as
delineated on a Survey of the following described real estate:

27326828

Certain portions of Lot One in Rietveld Subdivision, being
a subdivision of part of Lot 6, in the Subdivision of the
North 50 acres of the West half (1/2) of the Southeast quarter
(1/4) and the East half (1/2) of the Southwest quarter (1/4)
of Section 25, Township 36 North, Range 14, East of the Third
Principal Meridian, according to Plat of said Rietveld Sub-
division registered in the Office of the Registrar of Titles
of Cook County, Illinois, on October 2, 1972, as Document Number
2651903; and

Certain portions of Lot 5 lying North of the Northerly right of way line
of the Tri State Expressway as per Document 12799661 (excepting from
said Lot 5 etc. the East 35 feet of the North 180 feet thereof) (measured
from the North line of the Southeast 1/4 of Section 25) of a subdivision
of the North 50 acres of the West 1/2 of the Southeast 1/4 and the East
1/2 of the Southeast 1/4 of Section 25, Township 36 North, Range 14
East of the Third Principal Meridian, excepting from

the East 1/2 of the Southeast 1/4 of said Section 25 20 Acres described
as follows:

Commencing at the Southwest corner of the East 1/2 of the Southeast 1/4
of said Section 25, thence running East 6.16 chains, thence North 32.47
chains, thence West 6.16 chains, thence South 32.47 chains to the Point
of Beginning, in Cook County, Illinois.

Which survey is attached to and a part of a Declaration of Condominium
Ownership Registered in the Office of the Registrar of Titles of Cook
County as Document No. 3250303 and Recorded in the Cook County
Recorders Office as 26146860.

*TOGETHER WITH AN UNDIVIDED PER CENT INTEREST IN THE COMMON ELEMENTS

340376
Transfer Tax Stamps Affixed to Doc. #
27326828

ments,
ereto;
or
oads
ons
ie
or
e of

Do Not Deliver

RETURN TO

Transfer Desk

Case # 1262483

Survey

69-75-1112

27326828

Subject to:

(a) covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions, of the Declaration of Condominium and all amendments, if any, thereto; (b) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (c) party wall rights and agreements, if any; (d) limitations and conditions imposed by the Condominium Property Act; (e) general taxes for the year 1984 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1983; (f) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

This instrument is prepared by: Salvatore G. La Maza, Attorney at Law, 900 Jorie Boulevard, Suite 100, Oak Brook, Illinois 60521 Telephone: (312) 654-4134

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, her heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part 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, the day and year first above written.

By David E. Hall President

Attest: John Eames Secretary

BOX 333

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF DuPage } ss.

I, Salvatore G. La Placa, a notary public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David E. Hall
personally known to me to be the President of the corporation, and John Eames
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 instrument, 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 Trustees 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 October, 1984

Salvatore G. La Placa
Notary Public
Commission expires 11/11/87

27326828

SPECIAL WARRANTY DEED
Corporation to Individual

Technical Foundation of America

an Illinois not-for-profit corporation
TO

Constance A. Hodges,
a spinster

ADDRESS OF PROPERTY:

Unit 1-A and 1-B
1951 Bevriace Road
Lansing, Illinois 60438

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

7 NOV 84 12:35

107-704 980130 27326828 A - REC 14.00

Property of Cook County Clerk's Office

1d

11-8
11-11

3403766

NOV 7 11 37 AM 1984 3403766

REGISTRAR OF TITLES

IN DUPLICATE
12/27/83

BOX 333

CHICAGO TITLE INS. WALSH
69-75-151
5445

Do Not Deliver
RETURN TO
Transfer Desk

27326828

END OF RECORDED DOCUMENT