

10-13

UNOFFICIAL COPY

WARRANTY DEED  
(Joint Tenancy)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1988 MAR -1 AM 11:19

88087353

(The above space for Recorder's use only)

The Grantor, FIRST FEDERAL DEVELOPMENT CORPORATION f/k/a FIRST ELGIN SERVICE 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 an in consideration of Ten and NO/100 Dollars (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, conveys and warrants to Gary R. Hanson and Renee M. Hanson, his wife \_\_\_\_\_, of the City \_\_\_\_\_ of Elgin \_\_\_\_\_, County of Kane \_\_\_\_\_, and State of Illinois, (Grantees) not in Tenancy in Common but in Joint Tenancy, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Unit 665-B together with the exclusive right to the use of 665-B G; 665-B F.

As delineated on the survey of the following described real estate: That part of Waverly Commons Condominiums, being part of Lots 1 and 2 of Amended Plat of Highfield Place, as per Document No. 25725114 recorded January 2, 1981, being a subdivision of part of the South 1/2 of Section 7, Township 41 North, Range 9 East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded March 25, 1986 as Document 86114413 as amended from time to time together with its undivided percentage interest in the common elements in Cook County, Illinois.

PTI: 06-07-314-012

Subject to general real estate taxes for 1937 and subsequent years; covenants, conditions, easements and restrictions of record; terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded March 25, 1986 as Document No. 86114413 as amended from time to time; and limitations and conditions imposed by the Illinois Condominium Property Act.

Grantor also hereby grants to the Grantees, 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 Declaration of Condominium, aforesaid, and Grantor 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, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Seller warrants that the property hereby conveyed is not a "conversion condominium" as defined in Section 30 of the Illinois Condominium Property Act.

- over -

12.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AFFIX REVENUE STAMPS HERE  
88087353

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AFFIX REVENUE STAMPS HERE  
88087353

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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 February 1988.

FIRST FEDERAL DEVELOPMENT CORPORATION  
f/k/a First Elgin Service Corporation

(SEAL)

BY:

Walter W. Cordin  
Walter W. Cordin, President

ATTEST:

BY:

Theodore B. Warzynski  
Theodore B. Warzynski, Secretary

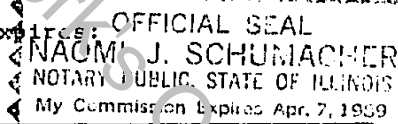
STATE OF ILLINOIS }  
COUNTY OF Kane } ss

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Walter W. Cordin, personally known to me to be the President of the corporation, and Theodore B. Warzynski, 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 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 February, 1988.

Naomi J. Schumacher  
Notary Public

My Commission Expires:



This instrument was prepared by:

Susan G. Felix  
First Federal Development Corporation  
28 North Grove Avenue  
Elgin, IL 60120  
(312)742-7560

**BOX 333 - GG**

Mail Document To:  
Mr. & Mrs. Hanson

665-B Waverly DR  
ELGIN, ILL. 60120

Address of Property:

665-B Waverly Drive  
Elgin, Illinois 60120

Send subsequent tax bills to:

Gary R. and Renee M. Hanson  
665-B Waverly Drive  
Elgin, Illinois 60120

665-3088

665-3088