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COOK COUNTY ILLINOIS 8 1 9 7
FILED FOR RECORD

WARRANTY DEED

1988 APR -5 AM 10: 54

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(The above space for Recorder's use only)

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74578
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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 Janet Lynn Gardiner, of the City of Elgin, County of Cook, and State of Illinois, (Grantee), the following described real estate situated in the County of Cook, State of Illinois, to wit:

685 A Waverly Drive
Elgin, IL 60120
Unit 685-A, together with the exclusive right to the use of 685-A G; 685-A P;

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. 25723114 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 1987 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 Grantee, 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 -

06-07-314-012



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
APR-588
4350

AFFIX REVENUE STAMPS HERE

Cook County
REAL ESTATE TRANSACTION TAX
APR-588
4350

12.00

AFFIX REVENUE STAMPS HERE

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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 1st day of April 19 88.

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 1st day of April, 19 88.

Naomi J. Schumacher
Notary Public

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This instrument was prepared by:

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

Mail Document To:

Cathy Hurlbut
474 Summit St.
Elgin, IL 60120



Address of Property:

685-A Waverly Drive
Elgin, Illinois 60120

Send subsequent tax bills to:

Janet Lynn Gardiner
685-A Waverly Drive
Elgin, Illinois 60120

BOX 333 - TH

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