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WARRANTY DEED

The Grantor, HAVERFORD AT SCHAUMBURG LIMITED PARTNERSHIP, an Illinois limited partnership, by KIMBALL HILL, INC., an Illinois corporation, as sole general partner, for and in consideration of \$10.00 and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, conveys and warrants to

DENNIS M. RAFFERTY AND MARY ANN RAFFERTY / HUSBAND AND WIFE not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in the County of Cook, in state of Illinois, to wit: (see attached)

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND REAL ESTATE TAXES FOR 1988 AND SUBSEQUENT YEARS.

TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy forever

Real Estate Index Number: 07-24-200-003-0000 **89-426776**

Address of Real Estate: 291 SPRING CREEK CIRCLE, SCHAUMBURG, ILLINOIS 60173

Dated this 1 day of SEPTEMBER, 19 1989.

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 Sr. Vice-President and attested by its Secretary, this 1 day of SEPTEMBER, 19 1989.

HAVERFORD AT SCHAUMBURG LTD. PARTNERSHIP
By KIMBALL HILL, INC., its sole general partner.

By Hal H. Barber
Hal H. Barber - Sr. Vice-President

Attest Barbara G. Cooley, Secretary

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 Hal H. Barber, personally known to me to be the Sr. Vice-President of Kimball Hill, Inc., an Illinois corporation, and Barbara G. Cooley, 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 of said corporation 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.

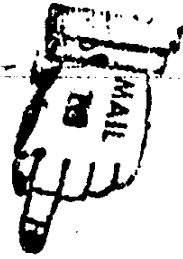
Given under my hand and Official seal this 1 day of SEPTEMBER, 19 1989.

COOK COUNTY RECORDER

DEPT-01 RECORDING 11:23:00
#14444 TRAM 0074 09/12/89
#0567 # D * 87-426776
9226776

NOTARY PUBLIC

This instrument was prepared by: Michele Peters
5999 New Wilke Road, #504
Rolling Meadows, IL 60008



After Recording mail to:

Tax Bill Mailing Address:

Dennis M. Rafferty
291 Spring Creek Circle
Schaumburg, IL 60173

Dennis M. Rafferty
291 SPRING CREEK CIRCLE
SCHAUMBURG, IL 60173

VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE
AND TAXATION
DATE: 9/12/89
AMT. PAID

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COLONY AT HAVERFORD

UNIT 38-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE HAVERFORD AT SCHAUMBURG COLONY HOMES CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 89-012751, AS AMENDED FROM TIME TO TIME, LOCATED IN HAVERFORD AT SCHAUMBURG, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

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: (a) 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 here in; (b) current real estate taxes and taxes for subsequent years; (c) the Illinois Condominium Property Act; (d) public, private, and utility easements of record (including those provided for in any Plat of Subdivision of the property which may hereafter be recorded); (e) applicable zoning, planned unit development, and building laws and ordinances; (f) rights of the public, the municipality and adjoining and continuous owners to use and have maintained the drainage ditches, feeders, laterals and water retention basins located in or serving the Property; (g) roads and highways, if any.

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