

89506481

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

A SINGLE Man

DANI SIAZON & DOMINGO SIAZON & KAZUKO SIAZON, HUSBAND & 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

Address of Real Estate: 290 HAVERFORD COURT SCHAUMBURG, IL 60173

Dated this 13TH day of OCTOBER, 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 13TH day of OCTOBER, 1989.

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

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

Attest Barbara G. Cooley  
Barbara G. Cooley, Secretary

State of Illinois )  
County of Cook ) SS

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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 13TH day of OCTOBER, 1989.



NOTARY PUBLIC

This instrument was prepared by: Michele Peters  
5099 New Wilke Road #504  
Rolling Meadows, IL 60008

-89-506481

After Recording mail to:

Tax Bill Mailing Address:

Di FERRO & PELLEGRINI  
327 W CHILDAWD AVE  
OAK PARK, ILL 60302

1725

M 51210466C

VILLAGE OF SCHENKLEBURG  
DEPT. OF PUBLIC WORKS  
AND ADMINISTRATION  
9/27/89  
AMT. P.D. Cheng

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## HAVERFORD VILLAGE

### PARCEL 1:

LOT 13-28 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, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1988 AS DOCUMENT NO. 88394420, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ON, OVER AND ACROSS LOT 13 FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION RECORDED AS DOCUMENT NUMBER 89031677.

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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