

UNOFFICIAL COPY

WARRANTY DEED

COOK COUNTY RECORDS
FILED FOR RECORD

89352304

1989 AUG -1 PM 3:14

89352304

(The above space for Recorder's use only)

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72888782

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 Gloria J. Reuss, divorced, 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:

Unit 725-C, together with the exclusive right to the use of 725-CG; 725-CP:

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: 06-07-313-042-1051

Subject to general real estate taxes for 1988 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 -

12.00

COOK CO. NO. 018

5 0 9 9 9

AFFIX REVENUE STAMPS HERE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG-1-88 DEPT. OF REVENUE
40.00

0 2 8 1 0

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG-1-88
40.00

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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 Vice President, and attested by its Secretary, this 20th day of July 1989.

FIRST FEDERAL DEVELOPMENT CORPORATION

(SEAL)

BY:

Thomas M. Mooney
Thomas M. Mooney

ATTEST:

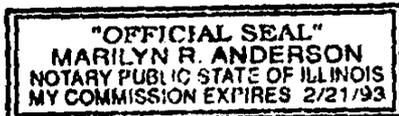
BY:

Susan G. Felix
Susan G. Felix Secretary

STATE OF ILLINOIS }
COUNTY OF Cook } ss

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas M. Mooney, personally known to me to be the Vice President of the corporation, and Susan G. Felix, 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 Vice 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 20th day of July, 1989.



Marilyn R. Anderson
Notary Public

My Commission Expires: 2/21/93

This instrument was prepared by:

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

Address of Property:

725 - C Waverly Drive
Elgin, Illinois 60120

Send subsequent tax bills to:

Gloria J. Reuss
725 - C Waverly Drive
Elgin, Illinois 60120

Mail BOX 333 - GG document to:

Henry Repp
707 - A Dalis Rd.
Elgin, Ill. 60123

69-35230-4