

WARRANTY DEED
IN REAL ESTATE
(Corporation to Individual)

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90150004

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

F. I. D. C., INC.

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 and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ~~XXXXXXXX~~ in hand paid.

and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to JEFFREY M. RYBA AND SUSAN D. RYBA, HIS WIFE 1109 KIM PLACE LEMONT, IL NOT AS TENANTS IN COMMON BUT IN JOINT TENANCY

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

"SEE EXHIBIT A' ATTACHED HERETO AND MADE PART HEREOF"

- *SUBJECT TO GENERAL TAXES FOR 1989 AND SUBSEQUENT YEARS.
- *SUBJECT TO MORTGAGE DATED MARCH 30, 1990, JEFFREY M. RYBA AND SUSAN D. RYBA HIS WIFE AS MORTGAGORS, FINANCIAL FEDERAL SAVINGS BANK AS MORTGAGEE IN THE AMOUNT OF FIFTY THOUSAND THREE HUNDRED AND NO/100.
- *TO HAVE AND TO HOLD SAID PROPERTY NOT AS TENANTS IN COMMON BUT IN JOINT TENANCY FOREVER.

COOK COUNTY ILLINOIS
FILED FOR RECORD

1990 APR -6 PM 12:24

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Permanent Real Estate Index Number(s): 27-13-409-018-1010

Address(es) of Real Estate: 7305 TIFFANY DRIVE #3B, ORLAND PARK, IL 60462

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its ASSISTANT Secretary, this 30TH day of MARCH, 1990.

IMPRESS CORPORATE SEAL HERE BY F. I. D. C., INC. (NAME OF CORPORATION) **13.00** PRESIDENT

ATTEST *Janette M. Funcheon* ASSISTANT 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 F. MORGAN GASIOR personally known to me to be the President of the F. I. D. C., INC.

corporation, and JEANETTE M. FUNCHION personally known to me to be the ASSISTANT 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 ASSISTANT 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 30TH day of MARCH 1990

Commission expires 7/28/1992 *Carol A. Redgett* NOTARY PUBLIC

This instrument was prepared by DENISE R. HART F. I. D. C., INC. 16406 S. LATHROP AVE. HARVEY, IL

OFFICIAL SEAL
CAROL A. REDGETT
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/28/92

COOK COUNTY
DEPT. OF REVENUE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 4 1990
REVENUE
58.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
78.00

90150004

MAIL TO { JEFFREY M. RYBA (Name)
7305 TIFFANY DR. #3B (Address)
ORLAND PARK, IL 60462 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
JEFFREY M. RYBA (Name)
7305 TIFFANY DR. UNIT 3B (Address)
ORLAND PARK, IL 60462 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO

BOX 333

0758094-01

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WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

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EXHIBIT A

UNIT NUMBER 7305-3-B IN THE COLONADES CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 47 AND 48 IN COLONADES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25829070 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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.

PERM TAX NO. 27-13-409-018-1010

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