

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

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.

90213196

THE GRANTOR WESTRIDGE 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 and in consideration of the sum of Ten (\$10.00) DOLLARS, in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to PAUL I. KRAUS and KAREN M. KRAUS, Husband and wife, Not as Tenants in Common but as Joint Tenants, of 9260 Hamilton Court, Des Plaines, IL,

(The Above Space For Recorder's Use Only)

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

14⁰⁰

See Attached Exhibit "A"



STATE OF ILLINOIS
REAL ESTATE TAXATION
REVENUE DEPARTMENT
MAY 1990

7 1 2 8 7 6

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE DEPARTMENT
MAY 1990
76.00

Permanent Real Estate Index Number(s): 03-06-400-040-0000
Address(es) of Real Estate: 929 Happfield Drive, Arlington Heights, Illinois

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, 1990.

WESTRIDGE CORPORATION
BY: [Signature] PRESIDENT
ATTEST: [Signature] SECRETARY

I, the undersigned, a Notary Public, do hereby certify that James C. Mastandrea personally known to me to be the President of the WESTRIDGE

corporation, and Eva Gairabetoff 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.

NOTARIAL SEAL
HERE

OFFICIAL SEAL
JULIE L. HAWKINS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT. 11, 1993

Given under my hand and official seal, this 1st day of April, 1990

Commission expires [Signature] NOTARY PUBLIC

This instrument was prepared by Shari Malenfant, Westridge Corporation, 1137 Old McHenry Road, Buffalo Grove, IL

MAIL TO { Paul and Karen Kraus (Name)
929 Happfield Drive (Address)
Arlington Heights, IL 60004 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO Paul and Karen Kraus (Name)
929 Happfield Drive (Address)
Arlington Heights, IL 60004 (City, State and Zip)

RECORDERS OFFICE BOX NO. BOX 333 - CG

7052192

CATHY KORTE

773179

90213196

UNOFFICIAL COPY

EXHIBIT "A"

Unit No. 42 C left together with Garage Space No. 58 in Westridge Townhomes IV Condominium as delineated on a survey of the following described real estate: Part of Lots 1 and 2, in Westridge Unit 4, being a subdivision of part of the South East 1/4 of Section 6, Township 42 North, Range 41, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 89-143600 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 estates, 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.

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UNOFFICIAL COPY

EXHIBIT "A"

Unit No. 42 C Left together with Garage Space No. 58 in Westridge Townhomes I Condominium as delineated on a survey of the following described real estate: Part of Lots 1 and 2, in Westridge Unit 4, being a subdivision of part of the South East 1/4 of Section 6, Township 42 North, Range 11, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 89-143600 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 estates, 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.

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Cook County Clerk's Office