

WARRANTY DEED
Secretary (ILLINOIS)
(Corporation to Individual)

UNOFFICIAL COPY

COOK
CO. NO. 018
0 5 4 6 4 2

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THE GRANTOR FINANCIAL PROPERTIES, INC. F/K/A
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 AND NO/100 DOLLARS, 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 WALTER F. SPERKA, D/B/A SOERKA CONSTRUCTION, 1014 BLACKSMITH LANE, LEMONT, IL 60439

94690487

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
61.00

all
A
OF
9876543210

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

LOT 118 IN TIMBERLINE UNITS II & III, PHASE 2, BEING A RESUBDIVISION OF PARTS OF LOTS 6, 7, 8, 9, 10, 11, 12 AND 14 IN COUNTY CLERK'S DIVISION OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL TAXES FOR 1993 AND SUBSEQUENT YEARS COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD

Permanent Real Estate Index Number(s): 22-30-403-005 & 006 P1Q & OP
Address(es) of Real Estate: 35 W. WEND STREET, LEMONT, IL 60439

In Witness Whereof, said Grantor has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its SR. VICE President, and attested by its VICE PRESIDENT Secretary, this 11TH day of JULY, 19 94.

IMPRESS
CORPORATE SEAL
HERE

FINANCIAL PROPERTIES, INC.
(NAME OF CORPORATION)
BY *Jeanette M. Funchioms* SR. VICE PRESIDENT
ATTEST *Gregg T. Adams* VICE PRES

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 JEANETTE M. FUNCHIONS personally known to me to be the SR. VICE President of the FINANCIAL PROPERTIES, INC.

corporation, and GREGG T. ADAMS personally known to me to be the VICE PRES. 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 SR. VICE President and VICE PRESIDENT, 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 11TH day of JULY 19 94

Commission expires 19 *manueluk* NOTARY PUBLIC

This instrument was prepared by K. ROGEL, FINANCIAL PROPERTIES, INC.
16406 S. LATHROP AVE. (NAME AND ADDRESS) HARVEY, IL 60426

MAIL TO { (Name) (Address) (City, State and Zip)
BOX 333-CTI

SEND SUBSEQUENT TAX BILLS TO
Walter F. Sperka
1014 Blacksmith Ln
Lemont IL 60439

AFFIX "RIDERS" OR REVENUE STAMPS HERE

30.50

RE STATE 6/10
COOK 30.50

94690487

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WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
CLERK'S OFFICE

1994 AUG -4 PM 2:45

94690487

28506946

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EXHIBIT A

LEGAL DESCRIPTION:

UNIT NUMBER 2-3 IN SHERWOOD GARDENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 1 In Owner's Subdivision of part of the West Half (1/2) of Section 28, Township 39 North, Range 12 East, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

LOT 39 In Sherwood Village, being a Subdivision of part of the West Half (1/2) of Section 28, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium filed as Document Number LR3247404 together with its undivided percentage interest in the common elements.

PIN 15-28-315-057-1005

2 units *Deed Unit of Village*

SUBJECT ONLY TO: (1) general real estate taxes not due and payable at time of closing; (2) special assessments confirmed after the contract date of MAY 28, 1994; (3) building, building line and use or occupancy restrictions, conditions and covenants of record; (4) zoning laws and ordinances; (5) easements for public utilities; (6) drainage ditches, fences, laterals and drain tile, pipe or other conduit; (7) party walls, party wall rights and agreements; covenants conditions and restrictions of record, terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments due after the date of closing and assessments established pursuant to the declaration of condominium; (8) the mortgage or trust deed, if any, relating to the Grantee's financing of the real estate; (9) acts done or suffered by or through the Grantee; and