

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 804  
November 1994

95647914

75-61-272-0F  
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.

THE GRANTOR

CMS DEVELOPERS, 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/100THS (\$10.00) DOLLARS,

and other good and valuable considerations

In hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

CAROLYN B. BRIGGS  
18173 Brittany Lane  
Lansing, IL 60438

(Name and Address of Grantee)

The following described Real Estate situated in the County of COOK

in State of Illinois, to wit: LOT 6 IN 1ST ADDITION TO LANSING MANOR RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; BUILDING LINES AND BUILDING LAWS AND ORDINANCES; ZONING LAWS AND ORDINANCES, BUT ONLY IF THE PRESENT USE OF THE PROPERTY IS IN COMPLIANCE THEREWITH OR IS A LEGAL NON-CONFORMING USE; VISIBLE PUBLIC AND PRIVATE ROADS AND HIGHWAYS; EASEMENTS FOR PUBLIC UTILITIES WHICH DO NOT UNDERLIE THE IMPROVEMENTS ON THE PROPERTY; OTHER COVENANTS AND RESTRICTIONS OF RECORD WHICH ARE NOT VIOLATED BY THE EXISTING IMPROVEMENTS UPON THE PROPERTY; PARTY WALL Permanent Real Estate Index Number(s): 29-36-120-001-000 RIGHTS AND AGREEMENTS.

Address(es) of Real Estate: 18173 BRITTANY LANE, LANSING, ILLINOIS

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) \_\_\_\_\_; and to General Taxes for 1995 and subsequent years.

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, this 22ND day of SEPTEMBER, 1995.

CMS DEVELOPERS, INC.

(Name of Corporation)

Impress  
Corporate Seal  
Here

By CLYDE D. BANA President

Attac: Secretary

DEPT-01 RECORDING \$23.00  
T40012 TRAN 6604 09/28/95 12146100  
\$1972 + C:G \*-95-647914  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

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Cook County Clerk