

UNOFFICIAL COPY

WARRANTY DEED

96835169

THE GRANTOR, FAIRWAY INVESTMENTS, L.L.C., an Illinois limited liability company, 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 00/100 Dollars (\$10.00), and other good and valuable considerations, CONVEYS and WARRANTS to

THOMAS J. WALSH and LINDA ANN WALSH, his wife of 7820 So. Wolf Rd.
Burr Ridge, IL 60525

not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety,

the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 7 in Evergreen Estates Subdivision, being a subdivision of part of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 38 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 1, 1995 as document 95583328, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 18-32-102-003 and 18-32-108-013

Address of Real Estate: Evergreen Estates Subdivision
Willow Springs, Illinois 60490

SUBJECT TO: Declaration of Covenants, Conditions, Restrictions and Easements of Evergreen Estates Subdivision recorded as Document No. 95583329, First Amendment recorded as Document No. 95678573 and Second Amendment recorded as Document No. 96300423; terms and conditions of the Annexation Agreement with the Village of Willow Springs recorded as Document No. 95182240; rights of the public, State of Illinois and the municipality in and to the West 50 feet of land taken or used for Wolf Road; easements for public utilities, drainage, storm water detention, and incidental purposes over, under and upon the Northerly 30 feet, the East and Southwestely 10 feet and the Northwesterly and Southerly 5 feet of the subject land as shown on the Plat of Evergreen Estates Subdivision; building setback lines; utility easements; drainage ditches, feeders and laterals, if any; and to general real estate taxes for 1996 and subsequent years.

DEPT-01 RECORDING \$23.50
T#0010 TRAN 6473 11/01/96 10:55:00
#9331 #CJ #-96-835169
COOK COUNTY RECORDER

LAND TITLE GROUP, INC.

File No. 809836

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its members this 29th day of October, 1996.

FAIRWAY INVESTMENTS, L.L.C., an Illinois limited liability company.

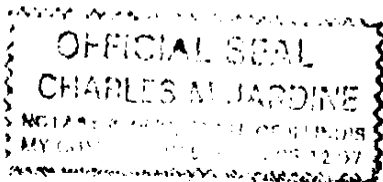
By: Donald P. Nelson
Member

By: Thomas J. Walsh
Member

By: David B. McAfee
Member

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David B. McAfee, Donald P. Nelson, and Thomas J. Walsh, personally known to me to be all the members of Fairway Investments, L.L.C. and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this date in person, and severally acknowledged that, as such members, they signed and delivered said instrument as their free and voluntary act and deed of Fairway Investments, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of October, 1996.



Charles M. Jardine
Notary Public
Commission expires May 12, 1997.

This instrument was prepared by
Charles M. Jardine, Attorney at Law
106 West Burlington
LaGrange, IL 60525

MAIL TO:
106 W. BURLINGTON
LAGRANGE, IL 60525

MAIL TO:
Charles M. Jardine, Esq.
106 W. Burlington
LaGrange, IL 60525

STATE OF ILLINOIS
COUNTY OF COOK
RECORDING
NOV 1 1996
Cook County
REAL ESTATE TRANSACTION TAX
LEVIED AT THE RATE OF
ONE PERCENT
STAMP NOV-1996
No. 11425
46.00