

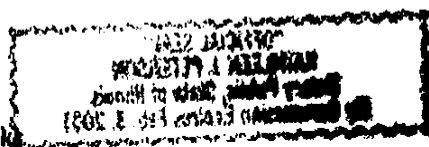
10/3 GH 76-17-317-DF

WARRANTY DEED

97113102

THE GRANTOR, JIMCORP, 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 00/100 CENTS (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS the following described Real Estate situated in the County of Cook in the State of Illinois to:

DEPT-01 RECORDING \$23.00
T#0012 TRAN 4065 02/19/97 12:25:00
#4213 CG *-97-113102
COOK COUNTY RECORDER



Jeffrey W. Spark
665 Timberline Drive, Bolingbrook, IL 60440

2300
EX

SEE LEGAL DESCRIPTION ON REVERSE

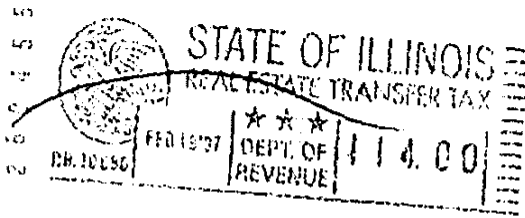
Permanent Index Number: 24-07-4 1-005 (Affects PIQ & OP)

Property Address: 10238 Southwest Highway, Unit 1B, Chicago Ridge, IL 60415

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.

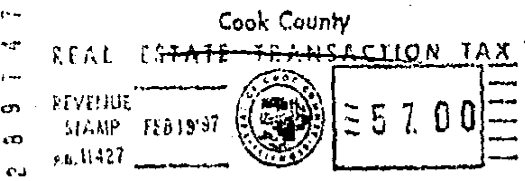
IN WITNESS WHEREOF, said Grantor has caused its corporation seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 18th day of February, 1996.



JIMCORP, INC.

By: James P. Hahn
President

97113102



BOX 333-CTI

UNOFFICIAL COPY

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 James P. Garber personally known to me to be the President the corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he 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 his 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 18th day of February, 1996.



Kathleen J. Peterson
Notary Public

This instrument prepared by:
DeBruyn, Taylor and DeBruyn, Ltd.
15252 South Harlem Avenue
Orland Park, Illinois 60462

MAIL TO:

Donald P. Bailey
14300 Ravinia #100
Orland Park, IL 60462

LEGAL DESCRIPTION

Unit 1B in Building No. 2 and Garage Unit G-1-B in Garage Building No. 2 in Timber Falls Condominium as delineated on a survey of the following described real estate: Lot 45 in The Park at Chicago Ridge, Resubdivision No. 1, a resubdivision of certain lots in The Park at Chicago Ridge, being a subdivision of part of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian, all in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96462402 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number: 24-07-411-005 (Affects PIQ & OP)

Property Address: 10248 Southwest Highway, Unit 1B, Chicago Ridge, IL 60415

97113102