

WARRANTY DEED

UNOFFICIAL COPY



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THIS AGREEMENT, made this 29<sup>th</sup> day of September, 2000, between Paul A. Knez, Norine Knez, and Reverend Stanley R. Rudcki as Independent Executor of Estate of Shirlie R. Knez, party of the first part, and Helen F. Hicks of Chicago, Illinois, party of the second part; WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND WARRANT unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

CTI 78-69-709 L Tall L

**Parcel 1:** Unit No. 7712-2-A in Oak Hills Condominium, I as delineated on survey of certain lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivision in the Southwest ¼ of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois Corporation, recorded in the Office of the Recorder of Deeds Cook County, Illinois as Document Number 23684699; together with a percentage of the common elements appurtenant to said unit as set forth in said declaration, as amended from time to time.

**Parcel 2:** Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements made by Burnside Construction Company, Corporation of Illinois dated October 1, 1976 and recorded October 25, 1976 as Document No. 23684698 and as created by Deed from Burnside Construction Company to Francis D. Malloy and Dolores H. Malloy, his wife dated March 8, 1979 and recorded July 16, 1979 as Document No. 25052091 for ingress and egress in Cook County, Illinois.

Permanent Real Estate Index Number: 23-36-303-143-1179

Address of Real Estate: 7712 Oak Ridge Court, Unit 2A, Palos Heights, Illinois 60465

Together with all and singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charges, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: general taxes for 2000 and subsequent years; covenants, conditions and restrictions of record; acts of purchaser or anyone claiming by, through or under purchaser; and public and utility easements necessary to serve the subject property.

BOX 333-CTI

