2001-06-18 15:33:19

Cook County Recorder

25.00

SPECIAL WARRANTY DEED **ILLINOIS**

UPON RECORDING MAIL TO: Ronald T. Kopec, Esq. 5916 South Polaski Road

Chicago, Illinois 60629

SEND SUBSEQUENT TAX BILLS TO: Stanislaw Sikon and Janusz Sikon 7920 South Roberts Road Bridgeview, Linois 60455

The grantor, KADLYN TERRACE TOWNHOMES, LLC, an Illinois limited liability company ("Grantor"), of 80% V 80th Street, Bridgeview, Illinois 60455, for and in consideration of Ten Dollars (\$10.00) and other goed and valuable consideration in hand paid, CONVEYS AND WARRANTS to Stanislaw Sikon and Janusz Sikon ("Grantee"), of 7812 South Drew, Burr Ridge, Illinois 60521, as Joint Tenants not Tenants in Common The state of the

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

SEE ATTACHED EXHIBIT A

and covenants that it will WARRANT AND PEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Crantor, subject only to: covenants, conditions and restrictions of record and general real estate taxes for the year 2000 (2nd installment) and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

Grantor also hereby grants to the Grantee, their 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 Covenants, Conditions, Restrictions, Easements and Party Wall Rights for Kaitlyn Terrace Townhomes described in Exhibit A hereto, and Grantor reserves to itse i, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises __ as Joint Tenants / Tenants in Common

Permanent Real Estate Index Number(s): 18-35-204-017-0000

Address of real estate: 7920 South Roberts Road, Bridgeview, Illinois 60455

Dated this 12th day of June, 2001.

KAITLYN TERRACE TOWNHOMES, LLC,

an Illinois limited liability company

Frank Costa, Manager

BOX 333-CT

NF 8377109 L

Property of Cook County Clerk's Office

State of Illinois)
(SS)
(County of Cook)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Costa, as Manager of Kaitlyn Terrace Townhomes, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of June, 2001.

Notary J

"OFFICIAL SEAL"
P. Swiatkowski
Notary Public, State of Illinois
My Commission Expires Nov. 28, 2004

This instrument prepared by:

Paul G. Hull, Esq. Stahl Brashler LLC 20 F. Jackson Blvd., Suite 700 Chicago, Illinois 60604



The language with the grant of the language of

STREET ADDRESS: 7920 SOUTH ROBERTS ROAD

CITY: BRIDGEVIEW COUNTY: COOK

TAX NUMBER: 18-35-204-017-0000

LEGAL DESCRIPTION:

LOT 2 IN KAITLYN TERRACE RESUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL AS CREATED BY THE DECLARATION NES R.

Or Cook County Clerk's Office OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALLL RIGHTS FOR KAITLYN TERRACE TOWNHOMES RECORDED 04/25/01 AS DOCUMENT NUMBER 0010336480

0010530256

Property of Cook County Clerk's Office