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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, Illinois 60455**

The grantor, **KAITLYN TERRACE TOWNHOMES, LLC**, an Illinois limited liability company ("Grantor"), of 8020 W 80<sup>th</sup> Street, Bridgeview, Illinois 60455, for and in consideration of Ten Dollars (\$10.00) and other good 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 <sup>not</sup> Tenants in Common 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 DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, 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 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.

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 \_\_\_\_\_ not as \_\_\_\_\_

Permanent Real Estate Index Number(s): **18-35-204-017-0000**  
Address of real estate: **7920 South Roberts Road, Bridgeview, Illinois 60455**

Dated this 12<sup>th</sup> day of June, 2001.

**KAITLYN TERRACE TOWNHOMES, LLC,**  
an Illinois limited liability company

By:   
Frank Costa, Manager

**BOX 333-CTA**

WP 8377109 LPA  
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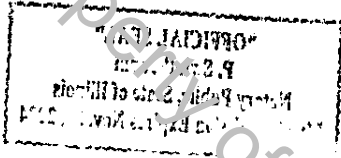
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STREET ADDRESS: 7920 SOUTH ROBERTS ROAD  
CITY: BRIDGEVIEW COUNTY: COOK  
TAX NUMBER: 18-35-204-017-0000

## 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 OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR KAITLYN TERRACE TOWNHOMES RECORDED 04/25/01 AS DOCUMENT NUMBER 0010336480

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