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2001-11-19 10:03:21
Cook County Recorder 27.50

**WARRANTY DEED
Corporation to Individual**



The Grantor, Evergreen Townhomes, 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 and No/100 (\$10.00) Dollars, and other good and

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE**

valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, conveys and Warrants to DOMINIC VITUCCI and MARY LYNN VITUCCI, 12556 W. Horn Drive, Lockport, Illinois, as husband and wife, as Tenants by the Entirety and not as Joint Tenants with right of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

See Legal Description on Reverse Side

COMMONLY KNOWN AS: 14419 Blue Spruce Court, Orland Park, IL 60462
PIN: 27-10-222-006

To have and to hold said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as Tenants by the Entirety forever.

Subject to: Covenants, conditions, restrictions of record and to General Taxes for 2000 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 15th day of November, 2001.

Evergreen Townhomes, Inc.

By: Eugene R. Novak
Eugene R. Novak, President

ATTEST:

Victoria M. Novak
Victoria M. Novak, Secretary

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TICOR TITLE

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STATE TAX

STATE OF ILLINOIS

NOV. 18.01

COOK COUNTY

0000007533

REAL ESTATE TRANSFER TAX
0030000
FP351009

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

NOV. 19.01

REVENUE STAMP

0000007495

REAL ESTATE TRANSFER TAX
0015000
FP351021

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do hereby certify that Eugene R. Novak personally known to me to be the President of Evergreen Townhomes, Inc. and Victoria M. Novak personally known to me to be the Secretary of said corporation, and personal known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they 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 their 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 15th day of November, 2001.



Edward G. Schussler III
Notary Public

This Instrument Was Prepared By: Edward G. Schussler, Schussler & Kutsulis, Ltd.
9631 W. 153rd St., Suite 35, Orland Park, IL 60462

Parcel 1:

That Part of Lot 6 in Evergreen, Being a Subdivision of the East 10 Acres of the North 38 Acres of the West 1/2 of the Northeast 1/4 of Section 10, Township 36 North, Range 12 East of the Third Principal Meridian, Bounded and Described as Follows: Commencing at the Northwestern Corner of Said Lot 6; Thence South 16 Degrees 58 Minutes 44 Seconds West, along the Westerly Line of Said Lot 6, a Distance of 76.59 Feet to the Westerly Extension of the Center Line of a Party Wall For the Point of Beginning; Thence Continuing South 16 Degrees 58 Minutes 44 Seconds West Along the Westerly Line of Said Lot 6, A Distance of 30.00 Feet to the Westerly Extension of the Center Line of a Party Wall; Thence South 72 Degrees 59 Minutes 35 Seconds East, Along Said Center Line, 79.29 Feet to the Easterly Line of Said Lot 6; Thence North 18 Degrees 07 Minutes 25 Seconds East, Along the Easterly Line of Said Lot 6, A distance of 30.01 Feet to the Easterly Extension of the Center Line of a Party Wall; Thence North 72 Degrees 59 Minutes 35 Seconds West, Along Said Center Line 79.89 Feet to the Point of Beginning, All in Cook County, Illinois.

Parcel 2:

Easement for Ingress and Egress over the Common Areas as Defined in the Declaration of Easements, Restrictions and Covenants for Evergreen Townhome Association Dated July 23, 1996 and Recorded August 6, 1996 as Document Number 96601550.

After Recording Mail To:



James W. Garlanger
11800 S. 75th Ave., Suite 301
Palos Heights, IL 60463

Send Subsequent Tax Bills To:

Dominic Vitucci
14419 Blue Spruce Court
Orland Park, IL 60462

STATE OF ILLINOIS } SS.
COUNTY OF COOK

Eugene R. Novak

, being duly sworn on oath, states that

resides at Blue Spruce Ct., Orland Park, IL 60462 . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Eugene R. Novak
Eugene R. Novak

SUBSCRIBED and SWORN to before me

this 15th day of Nov, 2001

Edward G. Schussler

Notary Public

