

THIS DOCUMENT WAS PREPARED BY:

SCHIFF HARDIN & WAITE
6600 Sears Tower
233 S. Wacker Drive
Chicago, Illinois 60606
Attn: Carlos Vigil, Esq.

0020861767

9873/0033 32 001 Page 1 of 4
2002-08-07 07:57:59
Cook County Recorder 27.00

AFTER RECORDING, MAIL TO:

~~GEORGE KRASNIK & ASSOCIATES
6600 N. Milwaukee Avenue
Chicago, IL 60646
Attn: George Krasnik, Esq.~~



Jadwiga Zurawska
10571 S. Palos Place
Unit 1A
Palos Hills IL 60465

This space is for RECORDER'S USE ONLY

CTC 8034261 ABR 20ABS 10f2

SPECIAL WARRANTY DEED

(P.B. / CLN / RA)
A widower, not remarried, Married to Thomas E. Noeth

THAT, JOSEPH P. BRUNO and CAROL NOETH, as joint tenants ("Grantors"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the undersigned by ~~JOSEPH P. BRUNO and CAROL NOETH~~ JADWIGA ZURAWSKA ("Grantees"), whose mailing address is 5908 W. Eastwood Ave, Chicago, IL, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described in EXHIBIT A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in EXHIBIT B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

COMMONLY KNOWN AS: 10571-A S. Palos Place, Palos Hills, IL

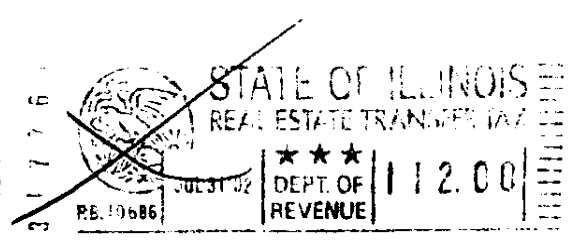
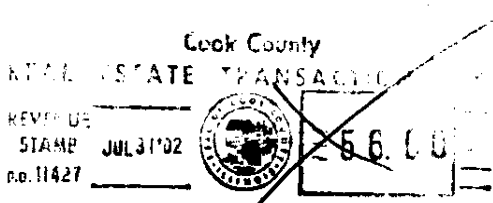
P.I.N.: 23-13-103-030-1033 and 23-13-103-030-1059

BOX 333-CTI

[EXECUTION PAGE FOLLOWS]

Special Warranty Deed Page 1 of 4

346047



UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by Grantors, the day and year first above written.

EXECUTED as of this 26th day of July 2002.

GRANTORS:

This property does not constitute Homestead Property as to Thomas E. Noeth.

Joseph P. Bruno
Joseph P. Bruno

*JPB by
eln CPA*

Carol L. Noeth
Carol Noeth

ACKNOWLEDGMENTS

STATE OF ILLINOIS §
 § SS.
COUNTY OF COOK §

I, MARGUERITE V. HEMBREE, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **JOSEPH P. BRUNO** and **CAROL NOETH**, as joint tenants, personally appeared before me this day and acknowledged that they appeared before me and acknowledged that the foregoing instrument was signed as their free act and deed.

WITNESS my hand and official seal this 26th day of JULY, 2002.

Marguerite V. Hembree
Notary Public

My Commission Expires:

OFFICIAL SEAL
MARGUERITE V HEMBREE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 26, 2004

SEND SUBSEQUENT TAX BILLS TO:

Krzysztof and Jadwiga Zurawski
10571-A S. Palos Place
Palos Hills, IL 60465

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EXHIBIT A

Legal Description

UNIT NUMBER 10571-A AND UNIT NUMBER G-11 IN PALOS PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN DREMCO RESUBDIVISION OF LOTS 13, 14, 15 AND 16 IN FRANK DULUGACH'S 80TH AVENUE ACRES, A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 27441743 AS MAY BE AMENDED FROM TIME TO TIME. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

EXHIBIT A Page 1 of 1

Special Warranty Deed Page 3 of 4

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EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2001 and all subsequent years, not yet due and payable.
2. Provisions contained in the plat of said subdivision recorded May 11, 1944 as document 13281816, relating to location and construction of water wells and waste disposal systems. (affects the underlying land).
3. Public utilities easement as shown on the plat of Dremco Resubdivision Recorded as Document 27312513. (affects the underlying land).
4. Easement for detention area over the southwest corner of Lot 3 as shown on the Plat of Dremco Resubdivision recorded as Document 27312513. (affects the underlying land).
5. A permanent non-exclusive easement reserved for and granted to the City of Palos Hills, Cook County, Illinois and to those utility companies and other entities now or in the future operating under franchise from said City of Palos Hills, including, but not limited to the Commonwealth Edison Company, the Illinois Bell Telephone Company, Northern Illinois Gas Company, Cable Television Companies and TRSP in, on, upon, across, over, under and through the areas shown by dashed lines and labeled "public utility easement" on said plat; such easements granting and reserving for said City, utility companies and their entities their perpetual right, privilege and authority to install, construct, reconstruct, inspect, operate, replace, renew, alter, enlarge, remove, repair, clean and maintain their various utility systems, together with a permanent right of access across the lots shown on the plat for the necessary persons and equipment to do any or all of the above work. The right is also granted to said city, etc. to cut down, trim or remove any trees, shrubs or other plants that interfere with the operation of or access to said installations in said easements. No permanent buildings or trees shall be placed on said easements, but same may be used for gardens, landscaping and other purposes that do not then or later interfere with the aforesaid uses and rights. Where said easements are used for municipal owned utilities, other installations of utilities shall be subject to the prior approval as to design and location of said City of Palos Hills so as not to interfere with said municipal owned utilities, all as contained on plat of Dremco Resubdivision aforesaid recorded as Document 27312513. (affects the underlying land).
6. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded February 13, 1985 as Document 27441743 and amended from time to time. (B) Limitations and conditions imposed by the "Condominium Property Act".
7. The developer has reserved the right to add additional property to that which has been submitted to the Illinois Condominium Property Act by Declaration recorded as Document 27442743 and in the event of any such addition, to reallocate percentage interest in the common elements. For further particulars, see the aforesaid declaration.