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0021202519

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2002-10-31 09:11:04

Cook County Recorder 30.50

Mail to:

Arthur Hlinka
17837 Maine Ct #19
Orland Park, IL 60467



0021202519

SPECIAL WARRANTY DEED

THE GRANTOR PLEDGED PROPERTY II LLC, a corporation created and existing under and by virtue of the laws of the state of Delaware, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to ARTHUR J. HLINKA AND LORRAINE E. HLINKA* the real estate situated in the County of COOK, State of Illinois, to wit;

* Husband and wife, tenants by the entirety

UNIT 19 IN EAGLE RIDGE CONDOMINIUM UNIT IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 IN EAGLE RIDGE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 94853963 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

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MCS

Commonly known as 17837 MAINE COURT, UNIT #19, ORLAND PARK, IL
PIN 27-32-102-003-1019 60467

TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Authorized Signatory, this 2nd day of October, 2002.

PLEDGED PROPERTY II LLC

by Sandra Castille

Authorized Signatory
Sandra Castille

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Property of Cook County Clerk's

034740
 REAL ESTATE TRANSFERS TAX
 REAR RESTAURANT AVENUE
 STATE ST. 10847
 OCT-21-11
 Cook County
 REAL ESTATE TRANSFERS TAX
 100.00

031122
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT-21-11
 DEPT. OF REVENUE
 200.00

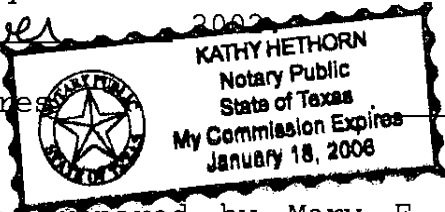
State of Texas)
County of Harris)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Sandra Castille

personally known to me to be the Authorized Signatory of PLEDGED PROPERTY II LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and severally acknowledged that as such Authorized Signatory he 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 his 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 2nd day of

Commission expires

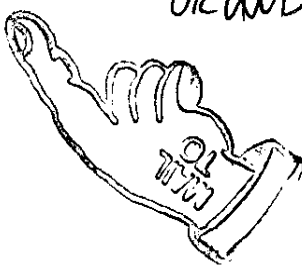


Kathy Hethorn
Notary Public

This instrument prepared by Mary F. Murray, 6225 N. Navajo, Chicago, Illinois.

AFTER RECORDING
MAIL TO:
ARTHUR J. HLINKA
17837 MAINE CT. #19
ORLAND PARK, IL. 60467

SEND TAX BILL:
ARTHUR J. HLINKA
17837 MAINE CT. #19
ORLAND PARK, IL 60467



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2025/01/02
7:00:00 AM

7:00:00 AM

Property of Cook County Clerk's Office