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WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/12/2003 03:14 PM Pg: 1 of 3

RETURN TO:

James E. DeBruyn, Atty.
DeBruyn, Taylor and DeBruyn Ltd.
15252 S. Harlem Avenue
Orland Park, IL 60462

PREPARED BY:

James E. DeBruyn, Atty.
DeBruyn, Taylor and DeBruyn Ltd.
15252 S. Harlem Avenue
Orland Park, IL 60462

THE GRANTOR, Jimcorp, 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 Dollars (\$10.00) in hand paid and other good and valuable consideration and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to:

Thomas McAuliffe
10238 Southwest Highway, Unit 3-B, Chicago Ridge, IL 60415

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all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE REVERSE SIDE FOR LEGAL DESCRIPTION)

Permanent Index No.: **24-07-411-016-1022**

Property Address: **10238 Southwest Highway, Unit 3-B, Chicago Ridge, IL 60415**

Grantor also hereby grants to the Grantee, its 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 Condominium aforesaid 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.

Subject to general real estate taxes for 2002 and subsequent years and all easements, covenants, conditions and restrictions of record.

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 President, this 18th day of April, 2003.

JIMCORP, INC.

By: James P. Garber
Its President

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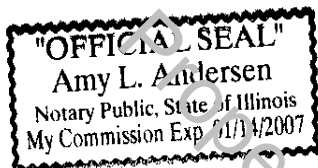
STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James P. Garber, personally known to me to be the President of the corporation, and 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 as such President, 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 18th day of April, 2003.



Amy L. Andersen

Notary Public

LEGAL DESCRIPTION

Unit 3-B in Building No. 2 and Garage Unit G-3-B in Garage Building No. 2 in Timber Falls Condominium as delineated on a survey of the following described real estate: Lot 45 in The Park at Chicago Ridge, Resubdivision No. 1, a resubdivision of certain lots in The Park at Chicago Ridge, being a subdivision of part of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian, all in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96462402 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index No.: 24-07-411-016-1022

Property Address: 10238 Southwest Highway, Unit 3-B, Chicago Ridge, IL 60415

NAME/ADDRESS OF TAXPAYER:

Thomas McAuliffe
10238 Southwest Highway, Unit 3-B
Chicago Ridge, IL 60415

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/18, 19 2003

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____

this 18 day of April, 19 2003

Notary Public _____

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4/18, 19 2003

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____

this 18 day of April, 19 2003

Notary Public _____

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)