



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**

4316309(1/2)

**UNOFFICIAL COPY**



Doc#: 0326547223  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 09/22/2003 02:00 PM Pg: 1 of 2

**THE GRANTOR**, Darien Ridge Partners, Ltd., 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Ross Fleming, *- A single person*

**(GRANTEE'S ADDRESS)** 1840 South 7th Avenue, Maywood, Illinois 60153

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

THE SOUTH 15 FEET OF LOT 10 AND 11 (EXCEPT THE SOUTH 8 FEET THEREOF) IN BLOCK 6 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION FIRST ADDITION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 21, 1929 AS DOCUMENT NO. 10316244, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. Seller's obligation will be to furnish the documents set forth in Paragraph #17.

Permanent Real Estate Index Number(s): 15-08-409-066-0000

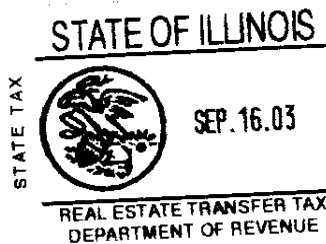
Address(es) of Real Estate: 528 South 47th Avenue, Bellwood, Illinois 60104

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 10th day of September, 2003.

Darien Ridge Partners, Ltd.

By [Signature]  
John L. Janczur  
President

Attest [Signature]  
Charles K. Papp  
Secretary



|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0014800                  |
| # 0000012486             |
| FP 103014                |

4316309 mm

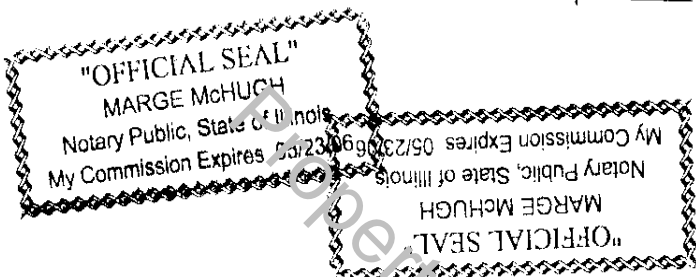
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STATE OF ILLINOIS, COUNTY OF Cook

**UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that John L. Janczur, personally known to me to be the President of the Darien Ridge Partners, Ltd., and Charles K. Papp, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such John L. Janczur and President 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 10<sup>th</sup> day of SEPTEMBER 2003



*[Handwritten Signature]*

(Notary Public)

**Prepared By:** John L. Janczur, Esq.  
140 South Dearborn Street, Suite 1610  
Chicago, Illinois 60603-5202

**Mail To:**  
Steven M. Shaykin  
2227 A Hammond Drive  
Schaumburg, Illinois 60173

**Name & Address of Taxpayer:**  
Ross Fleming, III  
528 South 47th Avenue  
Bellwood, Illinois 60104

