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UNOFFICIAL COPY

SPECIAL WARRANTY DEED

GRANTOR, SKS Development, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS to the GRANTEES, Stanely Wdowiak and Joanna Malinowska, of 401 Blackhawk, Riverside, in the County of Cook, in the State of Illinois, not as Tenants in Common but as Joint Tenants,



Doc#: 0424733126
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 09/03/2004 10:22 AM Pg: 1 of 2

the following described real estate, to wit:

Unit 7326-4D and 7326-P-2, in Condos on the Forest Condominium, as delineated on a survey of the following described real estate:

Lots 28, 29, 30 and the East 1/2 of Lot 27 inclusive and Lots 24, 25, 26 and the West Half of Lot 27 in block 8 in re-subdivision of blocks 6 to 8 in Haas and Powell's Addition to Riverside in the Southeast 1/4 of Section 36, Township 39 North, Range 12, East of the Third Principal Meridian, and the Northeast 1/4 of Section 1, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; which survey attached as Exhibit A to the Declaration of Condominium recorded September 19, 2003, as document 0326210017, as amended from time to time, together with its undivided percentage interest in the common elements.

The Grantor warrants title to the property conveyed herein against liens, encumbrances and other exceptions to title arising by reason of the actions or omissions of the Grantor other than matters which appear in the public records of the County of Cook.

Subject to: General real estate taxes not due and payable at the time of closing; the Condominium Property Act; the Condos on the Forest Condominium Declaration, including all amendments and exhibits; the Condos on the Forest Condominium Association; Applicable zoning and building laws and ordinances and other ordinances of record; Acts done or suffered by Grantee or anyone claiming by, through or under Grantee; Utility easements, if any, whether recorded or unrecorded; Covenants, conditions, restrictions, easements and agreements of record.

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the property TO HAVE AND TO HOLD the property, unto the Grantees, their heirs and assigns forever.

Grantor also hereby grants to the Grantees, 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.

COOK
CO. NO. 912

330179



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP-1'04 DEPT. OF REVENUE
171.50

BOX 333-CT

2K91

UNOFFICIAL COPY

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.

Permanent Index Nos: 18-01-203-022-0000; 18-01-203-023-0000; 18-01-203-024-0000;
18-01-203-025-0000; 18-01-203-026-0000; & 18-01-203-027-0000

Address of Real Estate: 7326 W. 40th St., Unit 4D, Lyons, IL 60534

DATED this 25th day of August, 2004.

SKS Development, Inc.

By: [Signature] (SEAL)
Michael J. Slinkman, President

Attest: [Signature] (SEAL)
Harold J. Slinkman, Secretary

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael J. Slinkman, personally known to me to be the President of SKS Development, Inc., an Illinois corporation, and Harold J. Slinkman, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 25th day of August, 2004

My commission expires 7-27-05

[Signature]
NOTARY PUBLIC



(SEAL)

THIS INSTRUMENT WAS PREPARED BY: Louis A. Plzak, Attorney, 24 W. 500 Maple Ave., #201, Naperville, IL 60540

MAIL SUBSEQUENT TAX BILLS TO: Stanely Wdowiak and Joanna Malinowska, ~~7326 W. 40th St., Unit 4D, Lyons, IL 60534~~ 3455 S. CICERO AVE., CICERO, IL 60804

RETURN TO: Stanely Wdowiak and Joanna Malinowska, ~~7326 W. 40th St., Unit 4D, Lyons, IL 60534~~ 3455 S. CICERO AVE., CICERO, IL 60804