

UNOFFICIAL COPY

WARRANTY DEED

C.T.I./CY

8251542/1all

CS 24/25254K



04352330340

Doc#: 0435233034

Eugene "Gene" Moore Fee: \$26.00

Cook County Recorder of Deeds

Date: 12/17/2004 07:24 AM Pg: 1 of 2

BE IT KNOWN, That Grantor, Dignan Development, LLC, an Illinois Limited Liability Company, having its principal place of business at Lemont, Illinois, hereby conveys and transfers to Frank Caruso and Sherry Caruso, as Joint Tenants and not as Tenants in Common, the following described real property located in Lemont, County of Cook, State of Illinois, more particularly described as:

THE NORTH 38.46 FEET OF THE SOUTH 92.39 FEET OF LOT 6, IN AMBERWOOD SUBDIVISION, BEING A PLANNED UNIT DEVELOPMENT IN THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 2003 AS DOCUMENT 0030403778, IN COOK COUNTY, ILLINOIS.

Subject to: Covenants, Conditions and Restrictions contained in the Declaration recorded March 31, 2003 as Document 30435419 and amendments thereto.

PERMANENT INDEX NUMBER: 22-28-401-001-0000 (underlying)
COMMONLY KNOWN AS: 1351 CAMELOT LANE, LEMONT, ILLINOIS 60439

The consideration for this transfer is the payment of Ten and 00/100 (\$10.00) Dollars, and for other good and valuable consideration. The transfer is made with WARRANTY COVENANTS. The warranty includes that the Grantor for itself, for its heirs and assigns, that Grantor is the owner of the above described title to the property and is hereby giving a good and marketable title to the said property. The Grantor and their heirs will forever warrant and defend the property so granted to the Grantee, his or her heirs and assigns, against every person lawfully claiming the same or any part of the property.

IN WITNESS WHEREOF, Grantor has caused this warranty deed to be signed and sealed in its name by its Members thereunto duly authorized this 13th day of December, 2004.

ATTEST:

Martin F. Dignan, Member

DIGNAN DEVELOPMENT, LLC

Stephen P. Dignan, Member

2/14/05

BOX 333-CT

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State of Illinois)
) SS
County of Cook)

I, Charlene L. Caliendo, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen P. Dignan personally known to me to be a Member of Dignan Development, LLC. a limited liability company, and Martin F. Dignan personally known to me to be a Member of said company, 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 severally acknowledged that as such Members, they signed and delivered the said instrument, pursuant to the authority given by the Members of said company as their free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

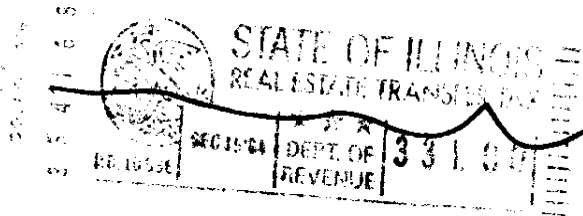
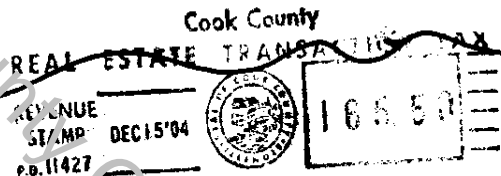
GIVEN under my hand and official seal this 13th day of December, 2004.

Charlene L. Caliendo
Notary Public

My Commission expires September 5, 2005



This instrument was prepared by:
Stephen P. Dignan
Dignan Development, LLC
1298 McCarthy Road
Lemont, IL 60439



Deliver to:

DENNIS W WINKLER
3051 OAK Grove Dr. #270
Downers Grove IL
60515

Mail Tax Bill To:

FRANK CARUSO
41 Lahinch
Lemont, IL
60439