

UNOFFICIAL COPY

Special Warranty Deed
Corporation to Individual(s)



ILLINOIS

Doc#: 0436308150
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/28/2004 01:47 PM Pg: 1 of 3

Above Space for Recorder's Use Only

3

558528
TICOR TITLE

THIS AGREEMENT between **DML Builders, 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, party of the first part, and **Krystyn Kowalski and Mirosław Wyszynski**, party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit. (see legal description rider attached as page 3 hereto).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Krystyn Kowalski and Mirosław Wyszynski, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2004 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 18-35-214-004-0000

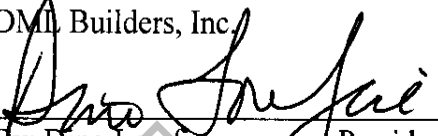
Address(es) of Real Estate: 8113 South 84th Avenue, Justice, IL 60458


Page 1

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The date of this deed of conveyance is December 23, 2004.
The grantees address is 3715 North Sayre, Chicago, IL 60634

IN WITNESS WHEREOF, the GRANTOR DML Builders, Inc., has caused its name to be signed these presents by its current President and attested by its current Secretary, on the date stated herein.


DML Builders, Inc.

By: Dino Loreface, current President


Attest: Dino Loreface, current Secretary

State of Illinois
ss
County of Cook

STATE TAX
STATE OF ILLINOIS

DEC. 28. 04
COOK COUNTY

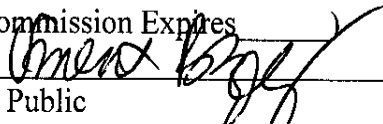
REAL ESTATE TRANSFER TAX
0000017837
0018600
FP351009

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 28. 04
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000018699
0009300
FP351021

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dino Loreface personally known to me to be the current President of a DML Builders, Inc. and personally known to me to be the current 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 severally acknowledged that as such current President and current Secretary, they signed and delivered the said instrument 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 December 23, 2004.

(My Commission Expires

Notary Public

VINCENT BRIZGYS
Notary Public of Illinois
My Commission Expires December 30, 2007

This instrument was prepared by:
Vincent Brizgys
188 W. Randolph, Suite 1750
Chicago, IL, 60601

Send subsequent tax bills to:
Krystyn Kowalski
8113 South 84th Avenue
justice, IL 60458

Mail to:
Martin Ptasinski
5725 South Archer
Chicago, IL 60638

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LEGAL DESCRIPTION RIDER

For the premises commonly known as 8113 South 84th Avenue, Justice, IL 60458

Lot 221 in Wesley Fields, A Subdivision of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 38 North, Range 12, East of the Third Principal Meridian, (except from Said West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the North 10 Rods of the East 8 Rods thereof) in Cook County, Illinois, according to the plat thereof recorded January 5, 1954, As Document Number 1501535, in Cook County, Illinois.

Property of Cook County Clerk's Office