

UNOFFICIAL COPY

General
Special Warranty Deed
CORPORATION TO
INDIVIDUAL(S)

ILLINOIS



Doc#: 0500405124
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/04/2005 10:39 AM Pg: 1 of 3

401523 1/3

Above Space for Recorder's Use Only

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1920
CHICAGO, IL 60602

P.T./G.T.

THIS AGREEMENT between PJ's Builders Inc., an Illinois Corporation, 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 Albert D. Kunickis, Jr. and Diana C. Kunickis, of 1714 Whispering Oaks Drive, Plainfield, Illinois 60544, 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 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 thereto 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 Albert D. Kunickis Jr., and Diana C. Kunickis, 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 incumbered 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 2003 and 2004 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 22-31-106-004

Address(es) of Real Estate: 13038 Sunrise Drive, Lemont, Illinois 60439

3

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1920
CHICAGO, IL 60602

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The date of this deed of conveyance is 12-21-04

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:
PJ's Builder's Inc., an Illinois Corporation,

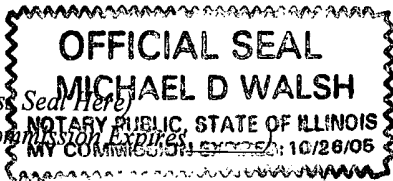
Giannolla Tzamouranis
By: Giannolla Tzamouranis

(Impress Corporate Seal Here)

[Signature]
Attest: Peter Tzamouranis

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Giannolla Tzamouranis personally known to me to be the President of PJ's Builder's Inc., an Illinois Corporation, and Peter Tzamouranis 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 severally acknowledged that as such President and Secretary, 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 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 12-21-04

Michael Walsh
Notary Public

This instrument was prepared by:
Michael D. Walsh
Michael D. Walsh, P.C.
10001 South Roberts Road
Palos Hills, IL, 60465

Send subsequent tax bills to:
Albert D. Kunickis, Jr.
13038 Sunrise Drive
Lemont, Illinois 60439

Recorder-mail recorded document to:
Timothy J. Slattery
Attorney at Law
4604 Woodward Avenue
Downers Grove, Illinois 60515


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LEGAL DESCRIPTION RILEY

For the premises commonly known as 13038 Sunrise Drive, Lemont, Illinois 60439


LOT 70 IN ROLLING MEADOWS OF LEMONT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 DEC. 22. 04
 REVENUE STAMP



0000023377
 REAL ESTATE
 TRANSFER TAX
 00259.50
 FP 102804

STATE OF ILLINOIS
 STATE TAX
 DEC. 22. 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE



0000023380
 REAL ESTATE
 TRANSFER TAX
 00519.00
 #
 FP 102804

Property of Cook County Clerk's Office