

UNOFFICIAL COPY

SPECIAL WARRANTY DEED CORPORATION TO INDIVIDUAL



Doc#: 0503314178
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/02/2005 01:10 PM Pg: 1 of 3

Joint Tenancy

ILLINOIS

5588/3

Above Space for Recorder's Use Only

Property of Cook County Official's Office

THIS AGREEMENT between NICHOLAS LYNN 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 BOGDAN ABRAM and AGNIESZKA ABRAM of 10240 S. Alta Drive, Palos Hills, Illinois 60465 (*Name and Address of Grantees*) 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 not as Tenants as Common, but as Joint Tenants and to 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 BOGDAN ABRAM and AGNIESZKA ABRAM, 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, 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): 27-03-227-005

Address(es) of Real Estate: Lot 35 in Windhaven West Subdivision, Orland Park, Illinois 60462

TICOR TITLE INSURANCE

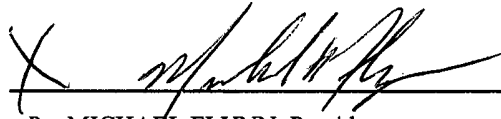
Boys

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The date of this deed of conveyance is 1-24, 2005.

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:
NICHOLAS FLYNN BUILDERS, INC.


By: MICHAEL FLYNN, President

(Impress Corporate Seal Here)

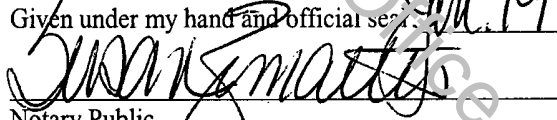

Attest: KEVIN NICHOLAS, Secretary

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 MICHAEL FLYNN is personally known to me to be the President of NICHOLAS FLYNN BUILDERS, INC. a Illinois Corporation, and KEVIN NICHOLAS is 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 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.

(Impress Seal Here)
(My Commission Expires

"OFFICIAL SEAL"
SUSAN ZEMAITIS
Notary Public, State of Illinois
My Commission Expires 09/06/2005

Given under my hand and official seal Jan 19 2005

Notary Public

This instrument was prepared by:
Bernard F. Lord
OZINGA, LEPORE, CAMPBELL &
LORD
2940 West 95th Street
Evergreen Park, IL 60805

Send subsequent tax bills to:
BOGDAN ABRAM
10340 S. Alta Drive
Palos Hills, IL 60465

Recorder-mail recorded document to:
TED KOWALCZYK
6052 W. 63rd St.
Chicago, IL 60638

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LEGAL DESCRIPTION RIDER

For the premises commonly known as Lot 35 in Windhaven West Subdivision, Orland Park, Illinois 60462

Permanent Index Number(s): 27-03-227-005

Lot 35 in Windhaven West of Orland Park, a Subdivision of the East ½ of the East ½ of the Northeast 1/4 of Section 3, Township 36 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded November 27, 2002 as Document No. 0021315681, in Cook County, Illinois.

