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Doc#: 0520003099
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 07/19/2005 03:05 PM Pg: 1 of 8

Prepared by:
Lee M. Rubenstein, Esq.
40 Skokie Blvd.
Suite 630
Northbrook, Illinois 60062

MAIL TAX BILL TO:
GIA R. HAYES
20530 S. CICERO
MATTESON, IL 60443

Upon recording return to:
LaVon Johns, Esq.
Pugh, Jones, Johnson & Quandt., P.C.
180 N. LaSalle Street, Suite 3400
Chicago, Illinois 60601

LIMITED WARRANTY DEED

THIS INDENTURE, made on the 15th day of July, 2005, by and between STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, an Illinois corporation ("Grantor") whose mailing address is One State Farm Plaza, Bloomington, Illinois 61710 and GIA R. HAYES, a married woman ("Grantee") whose mailing address is c/o Atlantic Mortgage Loans, 1820 Ridge Road, Suite 303A, Homewood, Illinois 60430.

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the Village of Matteson, County of Cook, State of Illinois and described on Exhibit "A" attached hereto and incorporated herein by reference subject to the matters set forth on Exhibit "B" attached hereto and incorporated by reference herein.

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TO HAVE AND TO HOLD the premises aforesaid with all and singular, rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Limited Warranty Deed as of the day and year above written.

Grantor:

State Farm Mutual Automobile Insurance Company
an Illinois corporation

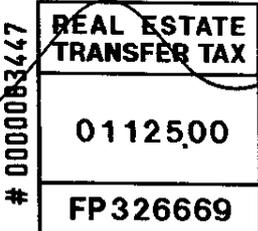
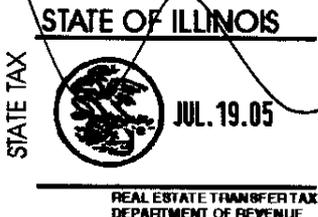
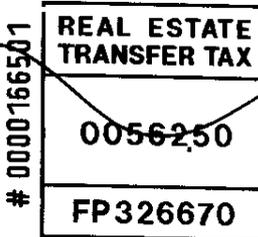
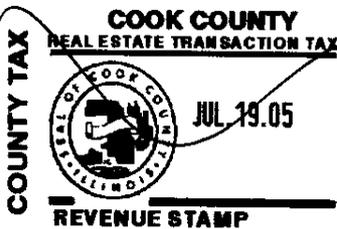
By: Willie Brown

Its: Willie Brown, Executive Vice President

Attest:

By: Diane Edwards

Its: Diane Edwards, Assistant Secretary



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Notary

State of Illinois)
County of McLean) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Willie Brown personally known to me to be the Exec. Vice Pres of State Farm Mutual Automobile Insurance Company, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Exec. Vice Pres. of the corporation he 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 his 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 15th day of July, 2005.



July M. Fike
Notary Public

Commission expires 11/05/05

DEPT. OF COOK COUNTY Clerk's Office

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Notary

State of Illinois)
County of McLean) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Diane Edwards personally known to me to be the Assistant Secretary of State Farm Mutual Automobile Insurance Company, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assistant Secretary of the corporation he 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 his 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 15th day of July, 2005.



July M Pike
Notary Public

Commission expires 11/05/05

Notary Public Clerk's Office

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Exhibit A

Legal Description

LOT 2 IN FINAL PLAT OF CORPORATE LAKES UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16 AND THE NORTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED AUGUST 23, 1990 AS DOCUMENT NUMBER LR3906648 AND RECORDED AUGUST 23, 1990 AS DOCUMENT NUMBER 90412721, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 31-16-403-011

Street Address: 20550 SOUTH CICERO AVENUE, MATTESON, ILLINOIS 60443

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Exhibit B

Title Exceptions

1. Taxes for the years 2004 final installment and the year 2005, not yet due or payable.

2. Annual Maintenance Assessment of Rich Drainage District Number 2, under Law Docket Number 56C-01577, County Court.
3. Covenants, conditions and restrictions contained in the Declaration of Use Restrictions dated March 26, 1987 and filed March 27, 1987 as Document Number LR3602917 and recorded March 27, 1987 as Document Number 87164646, by and between the First National Bank of Blue Island, as Trustee under Trust Number 87028 and The May Department Store Company.
4. Covenants, conditions and restrictions contained in the Declaration of Use Restrictions dated July 15, 1987 and filed August 11, 1987 as Document Number LR3642254 and recorded August 11, 1987 as Document Number 87442672, by and between the First National Bank of Blue Island, as Trustee under Trust Number 87028 and The May Department Store Company.
5. Rights of the public and adjoining owners in and to any stream, as shown in the Deed filed as Document Number LR2598341.
6. Order Establishing Freeway and Route Location Decision, both recorded August 7, 1972 as Document Numbers 18555799 and 18555800, and as set forth in the Deed filed as Document Number LR2598341.
7. Easement Agreement dated May 12, 1989 and filed July 31, 1989 as Document Number LR3813453, by and between The First National Bank of Blue Island as Trustee under Trust Number 87028, as grantor, and Heritage Trust Company as Trustee under Trust Number 89-3674, as grantee, granting the non-exclusive right and easement to use the 66 foot roadway, entrances and areas shown on Schedule A, attached thereto, for vehicular traffic, etc., and the terms, provisions, covenants and conditions therein contained.
8. Notice of Requirements for Storm Water Detention by the Metropolitan Sanitary District of Greater Chicago, recorded January 20, 1988 as Document Number 98028742.
9. Building setback lines as shown on the Plat of Subdivision of Corporate Lakes Unit 3, filed August 23, 1990 as Document Number LR3906648 and recorded August 23, 1990 as Document Number 90412721 (affects the North and West 25 feet and the East 50 feet of the subject land).
10. Public utility easements as shown on the Plat of Subdivision of Corporate Lakes Unit 3, filed August 23, 1990 as Document Number LR3906648 and recorded August 23, 1990 as Document Number 90412721 (affects the East 15 feet of the subject land).
11. Notation contained on the Plat of Subdivision of Corporate Lakes Unit 3, filed August 23, 1990 as Document Number LR3906648 and recorded August 23, 1990 as Document Number 90412721, as follows:

"This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to IL Rev. Stat. 1987, Ch.109, Par. 2, however, a Highway Permit for access is required by the owner of the property. A Plan that meets requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department."
12. Easements, or claims of easements, not shown by the public records.