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Doc#: 0609704202 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/07/2006 12:30 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, FJ INVESTMENTS, INC. an Illinois corporation, organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 126 Doolin, Lemont, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to MOHAMMAD A. HUNNAWI,** an individual, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) applicable zoning and building laws and ordinances and other ordinances of record; (iii) encroachments, if any; (iv) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (v) leases and licenses affecting the Property; (vi) covenants, conditions, agreements, building lines, set backs and restrictions of record; (vii) easements recorded at any time prior to Closing; and (viii) liens, encroachments and other matters over which the Title Insurance Company (as hereinafter defined) is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (ii), (iii), (v), (vi), (vii) or (viii), above shall not prohibit the Purchaser's use of the Property as a single-family residence.

The Grantor Warrants to the Grantees and His Successors in Title That It Has Not Created or Permitted to Be Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantor Covenants That It Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

PERMANENT REAL ESTATE INDEX NUMBER: 24-08-102-022-0000 ; 24-08-102-023-0000
ADDRESS OF REAL ESTATE: 9539 South Merton, Oak Lawn, Illinois 60453

BOX 333-CM

3/1/06

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EXHIBIT A

LOTS 22 AND 23 IN BLOCK 2 IN H. O. STONE AND COMPANY'S 95TH STREET COLUMBUS MANOR, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 9539 SOUTH MERTON, OAK LAWN, ILLINOIS 60453

PIN: 24-08-102-022-0000; 24-08-102-023-0000

Property of Cook County Clerk's Office