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4366493 6T-NMT213
✓ SPECIAL WARRANTY DEED

CIT



Doc#: 0612153076 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/01/2006 11:50 AM Pg: 1 of 2

THIS INDENTURE, made this
10th day of April,
2006, between CARMAX AUTO
SUPERSTORES, INC., a
Virginia corporation and
duly authorized to transact
business in the State of
Illinois, Grantor, and
JUSTIN GRUZALSKI and
HEATHER BALLANCE
2610 Forest Drive, Woodridge, Illinois

~~husband and wife, not as Joint Tenants not as Tenants in Common but as~~
~~TENANTS BY THE ENTIRETY~~, Grantee. The Grantor for and in consideration of
the sum of TEN AND NO/100 DOLLARS, in hand paid by the grantee, the receipt
whereof is hereby acknowledged, and pursuant to authority of the Board of
Directors of said company, by these presents does CONVEY AND WARRANT unto
the grantee, FOREVER, all the following described real estate, situated in
the County of Cook and State of Illinois known and described as follows, to
wit:

UNIT 202 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS
IN WINSTON COMMONS NO. 3 CONDOMINIUM AS DELINEATED AND DEFINED IN THE
DECLARATION RECORDED AS DOCUMENT NO. 25197374, AS AMENDED, IN THE SOUTHWEST 1/4
OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 2004 and subsequent years real estate taxes.
Covenants, conditions and restrictions of record.

P.I.N.: 28-19-305-007-1006

Commonly known as: 16610 Theresa Lane, #202, Tinley Park, Illinois 60477

This conveyance is made subject to all legal highways, all exceptions,
reservations, easements, rights of way, restrictions and conditions
contained in prior instruments of record in the chain of title of the
property conveyed hereby, all zoning laws, ordinances, or regulations, and
all easements and servitudes which are visible or appurtenant to said land.

Grantor does hereby covenant with Grantee to warrant and defend title to
the property described above against the lawful claims and demands of all
persons claiming by, through or under Grantor; however, Grantor's liability
or obligation pursuant to this warranty for any one claim or demand or all
claims and demands in the aggregate, shall in no event exceed the amount of
consideration paid by Grantee as stated herein.

Grantor makes no representation as to the property conveyed hereby, or its
condition, its merchantability or its suitability for any particular use or
purpose and grantee, by its acceptance of this deed, hereby acknowledges
that it has been given the opportunity to inspect the property conveyed
hereby, including subsurface conditions, and accepts the same "as-is".
Grantee shall not make any claim against grantor for diminution of the

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of the property, remediation of any contamination on the property, and use of the property or other latent or patent defect on the property.

IN WITNESS WHEREOF, said grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, Corporate Relocation this 10th day of April, 2006.

CARMAX AUTO SUPERSTORES, INC.

BY: Carolyn Huxford
Its: Relocation Manager
Carolyn Huxford
Manager, Corporate Relocation

COMMONWEALTH OF VIRGINIA)
) SS.
COUNTY OF HENRICO)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Carolyn Huxford, personally known to me to be the Manager, Corporate Relocation of **CARMAX AUTO SUPERSTORES, INC.**, 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 acknowledged that she signed, sealed 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.

Given under my hand and official seal this 10th day of April, 2006.

(notary seal)

Dee Jo. Stamm
Notary Public

Prepared by: Edwin H. Shapiro, Attorney at Law
1111 Plaza Drive, Suite 570, Schaumburg, Illinois 60173
Mail to: ~~Lynn M. Hickey, Attorney at Law~~
~~16860 S. Oak Park Avenue, Tinley Park, IL 60477~~
Send tax bills to: JUSTIN GRUZALSKI (Property Address)
16610 Theresa Lane, # 202
Tinley Park, IL 60477

