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# UNOFFICIAL COPY

## 1002 SPECIAL WARRANTY DEED



Doc#: 0636033029 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/26/2006 07:50 AM Pg: 1 of 3

GRANTOR, SKS Conversions, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS to the GRANTEE, Tamara Nicholson, of 8809 W. 92<sup>nd</sup> St., Hickory Hills, in the County of Cook, in the State of Illinois,

==== For Recorder's Use ====

the following described real estate, to wit: See attachment.

Subject to: General real estate taxes not due and payable at the time of closing; the Condominium Property Act; the Hickory Courts Condominium Declaration, including all amendments and exhibits; the Hickory Courts Condominium Association; Applicable zoning and building laws and ordinances and other ordinances of record; Acts done or suffered by Grantee or anyone claiming by, through or under Grantee; Utility easements, if any, whether recorded or unrecorded; Covenants, conditions, restrictions, easements and agreements of record.

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the property TO HAVE AND TO HOLD the property, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

The Grantor warrants title to the property conveyed herein against liens, encumbrances and other exceptions to title arising by reason of the actions or omissions of the Grantor other than matters which appear in the public records of the County of Cook.

Address of Real Estate: 8424 W. 87<sup>th</sup> Street, Unit 8424-1C, Hickory Hills, IL 60457

DATED this 20<sup>th</sup> day of DECEMBER, 2006.

SKS Conversions, Inc.  
By: [Signature] (SEAL)  
Michael J. Slinkman, President

[Signature]  
Attest: [Signature] (SEAL)  
Harold J. Slinkman, Secretary

**BOX 334 CT**

# UNOFFICIAL COPY

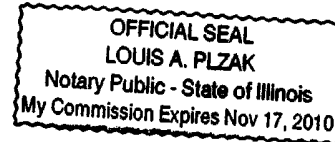
STATE OF ILLINOIS  
COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael J. Slinkman, personally known to me to be the President of SKS Development, Inc., an Illinois corporation, and Harold J. Slinkman, 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 acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 20<sup>th</sup> day of DECEMBER, 2006.

My commission expires 11/17/10

Louis A. Plzak  
NOTARY PUBLIC



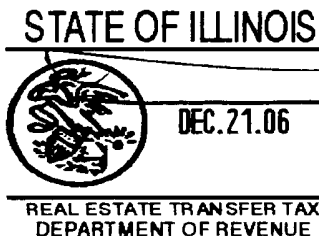
(SEAL)

THIS INSTRUMENT WAS PREPARED BY: Louis A. Plzak, Attorney, 24 W. 500 Maple Ave., #201, Naperville, IL 60540

MAIL SUBSEQUENT TAX BILLS TO: Tamara Nicholson, 8424 W. 87<sup>th</sup> Street, Unit 8424-1C, Hickory Hills, IL 60457

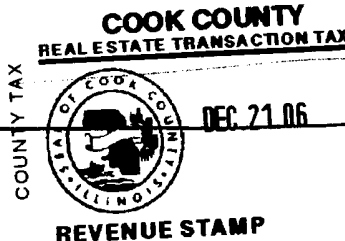
RETURN TO: Law Office of J. F. Klunk  
916 S. State St.  
Lockport, IL 60441

STATE TAX



# 0000034374

REAL ESTATE TRANSFER TAX
0012100
FP 103032



# 0000034480

REAL ESTATE TRANSFER TAX
0006050
FP 103034

# UNOFFICIAL COPY

Parcel 1: Unit 8424-1C in Hickory Hills Courts Condominium, as delineated on a plat of survey of the following described tract of land: Lot 1 and 2 in Alexandras Subdivision, being a resubdivision in part of the East ½ of the Southwest ¼ of Section 35, Township 38 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded April 24, 2006 as Document 0611418005, in Cook County, Illinois, and Lot 1 and 2 in Country View Subdivision of Lot 26 in Robert Bartlett's Woodlands Park, being a subdivision of the East ½ of the Southwest ¼ of Section 35, Township 36 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded October 17, 1975 as Document 23260648, in Cook County, Illinois. Which plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 9, 2006, as Document 0616032017; together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of parking spaces 7 and 15 as set forth in the Declaration of Condominium.

Permanent Index Nos: 18-35-308-036-0000; 18-35-308-037-0000;  
18-35-309-017-0000; 18-35-309-018-0000

Property of Cook County Clerk's Office