

3) 875

UNOFFICIAL COPY



CTA  
HX4230786

Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)

Doc#: 0700942004 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2007 07:59 AM Pg: 1 of 3

THE GRANTOR(S)

Above Space for Recorder's use only

**SOUTHSIDE CONCRETE CONSTRUCTION, INC. an Illinois Corporation**

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 for and in consideration of the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

S.  
JAMES BUECKERS

the following described Real Estate situated in the County of in the State of Illinois, to wit:

LOT 1 IN RICHIE'S CONSOLIDATION OF LOT 37 (EXCEPT THE SOUTH 20 FEET THEREOF) ALL OF LOT 38 AND THE SOUTH 10 FEET OF LOT 39 IN BLOCK 6 IN RIDGE LAWN HIGHLANDS FIRST ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2005 AS DOCUMENT NUMBER 0516118064

302

Permanent Index Number (PIN): 24-10-403-042-0000

Address(es) of Real Estate: 10005 SOUTH KILDARE AVENUE, OAK LAWN, IL 60453

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2006 and subsequent years.

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 President, and attested by its Secretary, this 22nd day of December, 2006.

  
Richard Comerford, President  
SOUTHSIDE CONCRETE CONSTRUCTION, INC.

BOX 334 CTI

# 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 RICHARD COMERFORD, personally known to me to be President of the corporation, and 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, sealed and delivered the said instrument and caused the corporate seal of the 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22<sup>nd</sup> day of December, 2006.



*Mary Dabrowski*  
NOTARY PUBLIC

Commission expires March 26, 2009

This instrument was prepared by: John Farano, Jr., 7836 W. 103rd Street, Palos Hills, IL 60465

**MAIL TO:**  
JAMES J. MORRONE, ESQUIRE  
12820 SOUTH RIDGELAND AVENUE, UNIT C  
PALOS HEIGHTS, IL 60463

**SEND SUBSEQUENT TAX BILLS TO:**  
NICKI BURNETT and JAMES BUECKERS  
10005 SOUTH KILDARE AVENUE  
OAK LAWN, IL 60453

OR

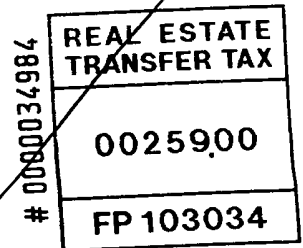
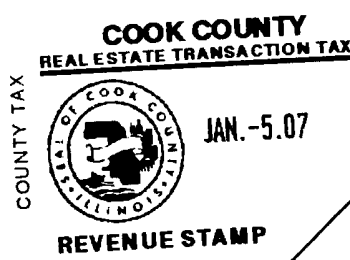
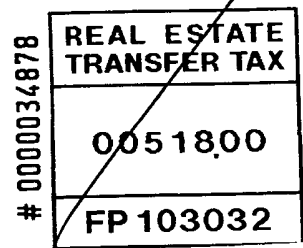
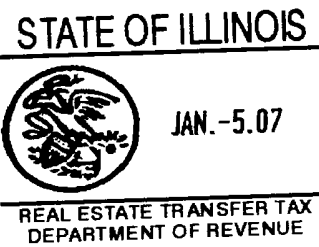
Recorder's Office Box No. \_\_\_\_\_

~~Village of Oak Lawn Real Estate Transfer Tax \$2500~~

~~Village of Oak Lawn Real Estate Transfer Tax \$50~~

~~Village of Oak Lawn Real Estate Transfer Tax \$20~~

~~Village of Oak Lawn Real Estate Transfer Tax \$20~~



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ALTA LOAN AND EXTENDED COVERAGE POLICY STATEMENT COMMITMENT NO. «HX4230775 DATE: «NOVEMBER 8, 2006»

With respect to the land described in the above commitment number, the signatories herein make the following statements for the purpose of including CHICAGO TITLE AND TRUST COMPANY to issue the subject title policies.

### STATEMENT OF SELLER(S) AND PURCHASERS (S)

the seller(s) and purchaser(s) certify that, to the best of their knowledge and belief:

1. No contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and satisfied;

2. No recorded leases to which the land may be subject are for more than a three-year term or contain an option to purchase, right of renewal or other unusual provisions;

3. That there are no unrecorded contracts, deeds, mortgages, leases or options affecting the subject property, except as follows:

\_\_\_\_\_  
\_\_\_\_\_

4. That the only occupants of the subject property are the sellers or purchasers. (If other than sellers or purchasers, give names

\_\_\_\_\_  
\_\_\_\_\_

### STATEMENT OF MORTGAGOR(S)

The mortgagor(s) (if any) certifies that the mortgage and the principal obligations its secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligation its secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

INDIVIDUALS/BENEFICIARIES OF TRUSTS  
SELLER(S)

*Richard Comerford* (Seal)

Richard Comerford, President  
Southside Concrete Construction, Inc.  
\_\_\_\_\_  
(Seal)

INDIVIDUALS/BENEFICIARIES OF TRUSTS  
PURCHASER(S)

*James Buckers* (Seal)

James Buckers  
\_\_\_\_\_  
(Seal)

CORPORATIONS  
IN WITNESS WHEREOF, \_\_\_\_\_  
\_\_\_\_\_ has caused there presents to

be signed by its \_\_\_\_\_  
President and attested by its \_\_\_\_\_  
\_\_\_\_\_ Secretary under its corporate seal  
seal  
on the above date.

By \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
\_\_\_\_\_

CORPORATIONS  
IN WITNESS WHEREOF, \_\_\_\_\_  
\_\_\_\_\_ has caused these presents to

be signed by its \_\_\_\_\_  
President and attested by its \_\_\_\_\_  
\_\_\_\_\_ Secretary under its corporate  
seal  
on the above date.

By \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
\_\_\_\_\_

### LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment number were fully disbursed to or on the order of the mortgage on \_\_\_\_\_;

and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land.

DATED \_\_\_\_\_

SIGNATURE \_\_\_\_\_