

A07-1542 LM9

UNOFFICIAL COPY

Special Warranty Deed



Doc#: 0728534006 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/12/2007 08:29 AM Pg: 1 of 3

After recording mail to:

Maurice & Christine Spivery
1408 Westchester Blvd.
Westchester, IL 60154

Mail subsequent tax bills to:

Maurice & Christine Spivery
1408 Westchester Blvd.
Westchester, IL 60154

This indenture, made this 28th day of September, 2007, between **Leslaw Wrobel and Anna Wrobel**, Husband and Wife, party of the first part, and **Maurice Spivery and Christine Spivery**, Husband and Wife, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part

and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PIN: 15-21-101-161-0000 & 15-21-101-229-0000

3

Common Address: 1408 Westchester Blvd., Westchester, IL 60154

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part their heirs and assigns forever.

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

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes and special assessments not due and payable at the time of closing; (b) Applicable zoning and building laws and ordinances and other ordinances of record; (c) Existing easements; (d) Covenants, restrictions, agreements, conditions, building lines and other matters of record; (e) Governmental taxes or assessments for improvements not yet completed; (f) Acts done or suffered by party of the second part or anyone claiming by, through or under party of the second part.

HC

TRANSFER STAMP

CERTIFICATION OF COMPLIANCE ✓

Village of Westchester

Debra B... 9/27/07

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Leslaw Wrobel
Leslaw Wrobel

September 28, 2007.

Anna Wrobel
Anna Wrobel

September 28, 2007

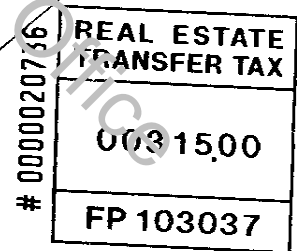
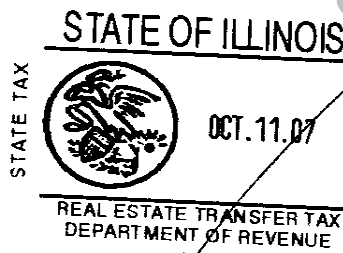
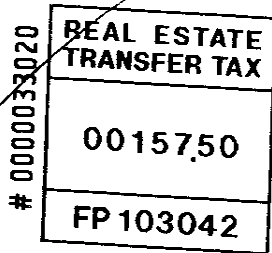
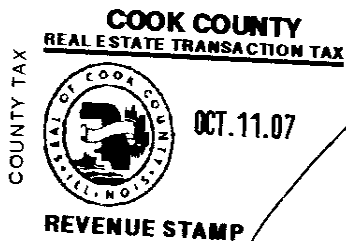
State of Illinois)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leslaw Wrobel and Anna Wrobel, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that they signed and delivered the said instrument as their free and voluntary act for uses and purpose therein set forth.

Notary Public
Notary Public

September 28, 2007.

Document Prepared by: Loza Law Offices P.C., 2500 E. Devon Avenue Suite 200, Des Plaines, IL 60018.



UNOFFICIAL COPY

Pacific Northwest Title Insurance Company, Inc.

Commitment Number: A07-1542

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THE SOUTH 13 FEET OF LOT 477, ALL OF LOT 478 AND THE NORTH 5 FEET OF LOT 479 AND THAT PART OF VACATED ALLEY LYING WEST AND ADJOINING THE SOUTH 13 FEET OF LOT 477, ALL OF LOT 478 AND THE NORTH 5 FEET OF TO 479 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO LOT 20 IN PATRONSKI AND SPYCHALA SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Number:
15-21-101-161-0000:

Property Index Number:
15-21-101-229-0000:

Property Address:
1408 Westchester Boulevard
Westchester, IL 60154

Alliance Title Corporation
5523 N. Cumberland Ave., Ste. 1211
Chicago, IL 60656
(773) 556-2222

Property of Cook County Clerk's Office