

C.O.D. # 842753711A

CS 28013699

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SPECIAL WARRANTY DEED

Doc#: 0810011038 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/09/2008 10:22 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, Sheri K. Szuta, 7228 W. 39th St., #1N, Lyons, in the State of Illinois and County of Cook,

==== 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 Brookfield Maple Condominium Declaration, including all amendments and exhibits; the Brookfield Maple 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, its 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: 3400 Maple Avenue, Unit 16, Brookfield, IL 60513

3hC

DATED this 28th day of MARCH, 2008.

SKS Conversions, Inc.

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

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

BOX 333-CTT

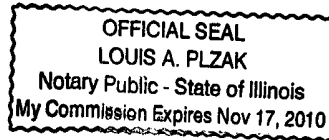
UNOFFICIAL COPY

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 28th day of MARCH, 2008.

My commission expires 11/17/10
Louis A. Plzak
NOTARY PUBLIC

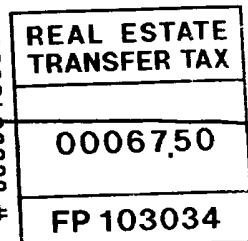
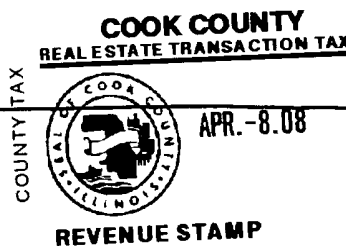
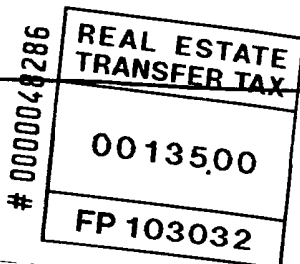
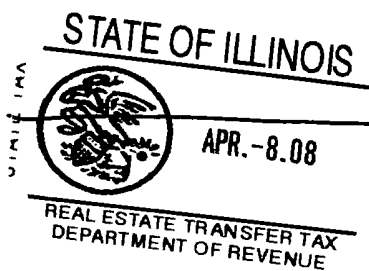


(SEAL)

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

MAIL SUBSEQUENT TAX BILLS TO: Sheri K. Szuta, 3400 Maple Avenue, Unit 16, Brookfield, IL 60513

RETURN TO: Sheri K. Szuta 3400 Maple Ave. Unit 16
Brookfield, IL 60513



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Parcel 1: Unit Number 3400-16 in Brookfield Maple Condominium, as delineated on a plat of survey of the following described tract of land: Lots 1, 2, 3, 4, 5, 6 and 7 in Block 36 in S. E. Gross First Addition to Grossdale in Section 34, Township 39 North, Range 12 East of the Third Principal Meridian, together with that part of the vacated alley, lying West of and adjoining said Lots, accruing to the above described Lots, in Cook County, Illinois. Which plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded November 16, 2007, as Document Number 0732003048; together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of parking space PS-9, a limited common element as delineated on the survey attached to the Declaration of Brookfield Maple Condominium, aforesaid.

Permanent Index Nos: 15-34-131-034-0000; 15-34-131-035-0000; 15-34-131-036-0000; 15-34-131-037-0000; 15-34-131-038-0000; 15-34-131-039-0000; 15-34-131-040-0000

Property of Cook County Clerk's Office