

# UNOFFICIAL COPY

## WARRANTY DEED - STATUTORY (ILLINOIS)



Doc#: 0827711004 Fee: \$62.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 10/03/2008 09:27 AM Pg: 1 of 3

THE GRANTOR: MONTALBANO BUILDERS, INC., a 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 TEN and no/100, (\$10.00) DOLLARS, in hand paid, and pursuant to authority given the Board of Directors of said corporation, CONVEYS AND WARRANTS to:

**Janice Brandon and Keith Brandon**

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, NOT AS TENANTS IN COMMON  
 7342 S. Albany, Chicago, IL 60629

1 of 2 new copy new alba 67

The following described real estate situated in the County of Cook in Illinois to wit:

(RECORDERS USE ONLY)

**SEE ATTACHED EXHIBIT A**

SUBJECT TO: 1) real estate taxes not yet due and payable; 2) covenants, conditions, and restrictions of record; 3) easements existing or of record; 4) building, building line and use or occupancy restrictions; 5) acts done or suffered by Buyer; 6) applicable ordinances of the Village of Lynwood; 7) special taxes or assessments not yet levied; 8) any exceptions to title which are insured over by the title Insurer; 9) Condominium and/or Homeowner's Association Documents applicable to the Property, if any; and 10) any matters caused by or relating to acts of purchaser or any party claiming by, through or under purchaser.

Permanent Real Estate Index Number(s): 32-12-416-018-0000  
 Real Estate address: 2273 Queensbridge Drive  
 Lynwood, IL 60411

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 General Counsel, and attested by its Vice President of Community Operations, this 30th day of September 2008.

8440437

MONTALBANO BUILDERS, INC., AN ILLINOIS CORPORATION

BY: Michael McGurn  
 Michael McGurn, General Counsel

ATTEST:  
Tony Montalbano, Jr.  
 Tony Montalbano, Jr., Vice President of Community Operations

304334

3/9

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DU PAGE )

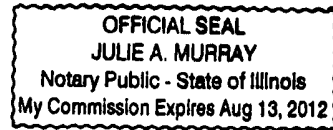
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that MICHAEL MCGURN personally known to me to be the GENERAL COUNSEL of MONTALBANO BUILDERS, INC., an Illinois corporation, and TONY MONTALBANO, JR., personally known to me to be the VICE PRESIDENT OF COMMUNITY OPERATIONS 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 GENERAL COUNSEL and VICE PRESIDENT OF COMMUNITY OPERATIONS, he signed 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 30th day of September 2008

*Julie A Murray*  
Notary Public

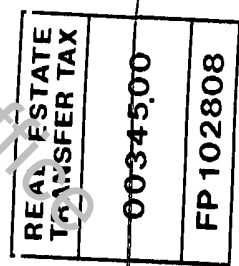
This instrument was prepared by:

Michael McGurn  
General Counsel  
Montalbano Builders, Inc.  
1801 S. Meyers Road #500  
Oakbrook Terrace, IL 60181

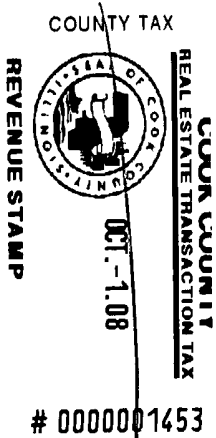


**MAIL SUBSEQUENT TAX BILLS AND RECORDED DEED TO:**

Janice R. Brandon and Keith Brandon  
2273 Queensbridge Drive  
Lynwood, IL 60411



# 0000003632

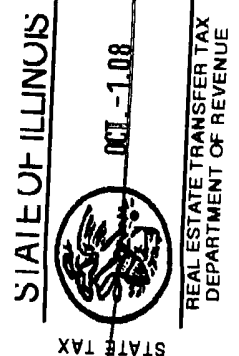
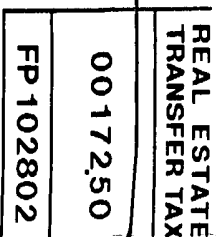


**WARRANTY DEED**  
**Corporation to Corporation**

MONTALBANO BUILDERS, INC.,  
AN ILLINOIS CORPORATION

TO

JANICE R. BRANDON AND KEITH BRANDON



# UNOFFICIAL COPY

**EXHIBIT A**  
**(Legal Description)**

LOT 118 IN WELLINGTON COURT SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 2005, AS DOCUMENT 0530727062, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office