

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

STC 606274 1/1



Doc#: 1110204066 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2011 10:38 AM Pg: 1 of 3

Property of Cook County Recorder of Deeds

THIS INDENTURE, made this 14th day of March, 2011 between First National Acquisitions, LLC, an Illinois limited liability company, 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, party of the first part, and Robert Zaborniak and Krystyna Zaborniak, as Joint Tenants with Right of Survivorship and not as Tenants in Common;

(GRANTEE'S ADDRESS) 7917 Hastings Drive, Orland Park, Illinois

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 15311-29 S. 70TH COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 90073687, IN THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements, if any; general taxes for the year 2010 and subsequent years; special taxes of assessments for improvements not yet completed; installments not due at the date thereof of any special tax or improvements heretofore completed.

PROPERTY BEING CONVEYED IN "AS IS" AND "WHERE IS" CONDITION

Permanent Index Number(s): 28-18-100-050-1007

Property Address: 15327 S. 70TH COURT, ORLAND PARK, ILLINOIS 60462


Together with all the singular and hereditaments and appurtenances thereunto 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 said 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 premises as above described, with the appurtenances, unto the said party of the second part, their heirs assigns forever.

SV
P 13
S N
SC Y
INT


STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 APR.-7.11
REVENUE STAMP

0008800345
**REAL ESTATE
 TRANSFER TAX**
 00052.50
 FP 102810

STATE OF ILLINOIS
 STATE TAX

 APR.-7.11
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000002495
**REAL ESTATE
 TRANSFER TAX**
 00105.00
 FP 102804

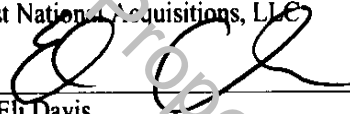
1110204066D

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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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 FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

First National Acquisitions, LLC

By 
Eli Davis
Manager

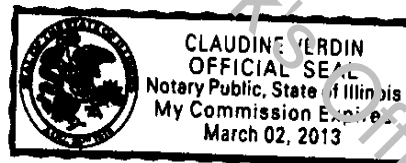
STATE OF ILLINOIS, COUNTY OF COOK ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Eli Davis personally known to me to be the Manager of First National Acquisitions, LLC., an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14th day of March, 2011.


Notary Public

My commission expires on 03/02/11.



This instrument was prepared by Stephen Deely, 100 N LaSalle St #2400 Chicago, IL 60602

Mail to: Tax Bills
ROBERT ZABORNIAK AND KRYSZYNA ZABORNIAK
7917 HASTING DRIVE
ORLAND PARK IL 60462