

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual)



MAIL TO:

FIRST AMERICAN TITLE

John O'Keefe

ORDER # 2223151

Attorney at Law

9239 Gross Point Road, Suite 100

Skokie, IL 60077

Doc#: 1218535066 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/03/2012 02:52 PM Pg: 1 of 2

### NAME & ADDRESS OF TAXPAYER:

Michael L. Kelly

1285 N. Grove Avenue

Palatine, IL 60067

THE GRANTOR, CAPITAL HOMES, 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, and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Directors of said corporation GRANTS, CONVEYS AND SELLS TO: MICHAEL L. KELLY and DORIAN E. KELLY, husband and wife, of 2337 W. Wolfram Street, Unit 312, Chicago, Illinois, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate:

\* aka ~~KIPP~~  
Kipp

SEE LEGAL DESCRIPTION ON REVERSE SIDE HEREOF

situated in the County of Cook, State of Illinois. The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises now as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY forever.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; Declaration of Easements, Covenants and Restrictions, and By-Laws of Eagle Point Subdivision recorded as Document No. 1117322000, including all exhibits attached thereto and amendments thereof; zoning laws and ordinances, easements for public utilities; acts done or suffered by Grantee or anyone claiming by, through or under Grantee, and all other matters of record affecting the property.

Permanent Real Estate Index Number: 02-09-120-001

Address of Real Estate: 1285 N. Grove Avenue, Palatine, IL 60067

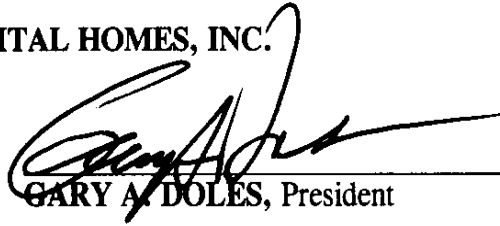
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# UNOFFICIAL COPY

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 21st day of May, 2012.

CAPITAL HOMES, INC.

By:

  
GARY A. DOLES, President



Attest:

  
MARILYN A. DeLULIO, Secretary

STATE OF ILLINOIS )

COUNTY OF COOK )

) SS.  
)

REAL ESTATE TRANSFER		06/28/2012
	COOK	\$224.00
	ILLINOIS:	\$448.00
<b>TOTAL:</b>		<b>\$672.00</b>
02-09-120-001-0000   20120501603252   4D66M0		

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that GARY A. DOLES, personally known to me to be the President of the CAPITAL HOMES, INC., and MARILYN A. DeLULIO, 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 and delivered the said instrument as President and Secretary of said corporation, 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 21st day of May, 2012.



  
Notary Public

### LEGAL DESCRIPTION

Lot 1 in Eagle Point Estates Subdivision, being a resubdivision of Lots 1, 2, 3, 5 and 6 in Block 9 in Percy Wilson's Forest View Highlands, being a Subdivision in the West 1/2 of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded November 7, 2006, as Document 0631115069, in Cook County, Illinois.

Permanent Real Estate Index Number: 02-09-120-001

Address of Real Estate: 1285 N. Grove Avenue, Palatine, IL 60067

This instrument prepared by: John C. Haas, Attorney at Law, 115 S. Emerson Street, Mount Prospect, IL 60056 (847) 255-5400