

WARRANTY DEED (CORPORATION TO CORPORATION)



Doc#: 1220855000 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/26/2012 08:44 AM Pg: 1 of 3

112-06945-A2 THE GRANTOR, Damar Funeral Home, Inc., by Mark A. Kaminski, Shareholder and Laura M. Kaminski, Shareholder (Sole Shareholders),

of the Village of Justice, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars

CONVEYS AND WARRANTS to

Damar-Kaminski Funeral Home, Inc., an Illinois Corporation, 7861 S. 88th Ave., Justice, IL 60458

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Address of Real Estate: 7861 S. 88th Ave., Justice, IL 60458 Permanent Real Estate Number(s): 18-27-412-009-0000 and 18-27-412-010-0000

DATED this 26th day of June, 2012.

[Signature] (SEAL) Damar Funeral Home, Inc. By: Mark A. Kaminski Its: Shareholder

[Signature] (SEAL) Damar Funeral Home, Inc. By: Laura M. Kaminski Its: Shareholder

State of Illinois, County of Du Page. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark A. Kaminski and Laura M. Kaminski 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 acknowledges that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand this 26th day of June, 2012.

Exempt under provisions of Paragraph E Section 31-45 of the Real Estate Transfer Tax Act

[Signature] "OFFICIAL SEAL" PETER COULES, JR. NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/11/2013

6/26/12 [Signature] Date Buyer, Seller, or Representative

Prepared by: Peter Coules, Jr., Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, IL. 60521

Mail To: Donatelli & Coules, Ltd. (Name) 15 Salt Creek Lane, #312 (Address) Hinsdale, Illinois 60521 (City, State and Zip)

Send Subsequent Tax Bills To: Damar-Kaminski Funeral Home, Inc. (Name) 7861 S. 88th Ave (Address) Justice, IL 60458 (City, State and Zip)

PREMIER TITLE

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE SOUTHWEST ¼ OF SECTION 26 AND THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 33.00 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 26 WITH THE NORTHEAST LINE OF CORK AVENUE, AS WIDENED IN COURT CASE NUMBER 58S9975; THENCE NORTH 46 DEGREES 38 MINUTES 10 SECONDS WEST, ALONG SAID NORTHEAST LINE, 334.13 FEET; THENCE NORTH 43 DEGREES 21 MINUTES 50 SECONDS EAST AT RIGHT ANGLES TO LAST DESCRIBED COURSE, 160.00 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 10 SECONDS EAST ALONG A LINE THAT IS PARALLEL AND 160.00 FEET NORTHEAST OF SAID NORTHEAST LINE OF CORK AVENUE, 210.37 FEET; THENCE SOUTH 5 DEGREES 38 MINUTES 34 SECONDS WEST 202.28 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 1.000 ACRE THEREIN.

ALSO KNOWN AS:

LOT 1 IN DAMAR SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 18-27-412-009-0000  
Commonly known as: 7801 S 88<sup>th</sup> Ave., Justice, IL 60458

### PARCEL 2:

LOT 2 IN DAMAR SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### SUBJECT TO:

COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; GENERAL TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS; PROVIDED PURCHASER AND ANY SUBSEQUENT PURCHASERS AND ANY SUCCESSOR OPERATORS SHALL BE RESTRICTED AND PROHIBITED FROM SELLING GRAVE MONUMENTS, MARKERS AND GRAVE BOXES TO ANY FAMILIES TO BE BURIED OR INTERRED AT BETHANIA CEMETERY; AND PROVIDED PURCHASER AND ALL SUBSEQUENT OWNERS/OCCUPIERS SHALL BE RESTRICTED FROM USING THE SUBJECT PROPERTY FOR A CREMATORY OR ANY PURPOSE OTHER THAN A FUNERAL HOME BUSINESS AND/OR RELATED SERVICES, NECESSARY PARKING AND OUT BUILDINGS IN CONNECTION THEREWITH, WITHOUT PRIOR WRITTEN APPROVAL AND AUTHORIZATION FROM THE BETHANIA ASSOCIATION BOARD OF DIRECTORS, OR ITS SUCCESSORS AND/OR ASSIGNS; AND

FURTHER, IN THE EVENT THE REAL ESTATE IS EVER PUT TO A USE OTHER THAN A FUNERAL HOME AND/OR RELATED SERVICES, NECESSARY PARKING AND OUT BUILDINGS IN CONNECTION THEREWITH, THIS PROVISION MAY BE ENFORCED BY A COURT OF COMPETENT JURISDICTION, AND THE GRANTEE (AND ITS SUCCESSOR(S) AND ASSIGNS) SHALL BE LIABLE TO BETHANIA ASSOCIATION FOR ALL OF ITS COST, INCLUDING REASONABLE ATTORNEY'S FEES, IN ENFORCEMENT HEREOF; PROVIDED, HOWEVER, BETHANIA ASSOCIATION MAY RELEASE THIS RESTRICTION BY INSTRUMENT DULY RECORDED WITH COOK COUNTY RECORDED OR DEEDS. THIS RESTRICTIVE COVENANT SHALL BE DEEMED TO BE A COVENANT RUNNING WITH THE LAND.

Permanent Real Estate Number(s): 18-27-412-010-0000  
Commonly known as: The corner of Archer and Cork, Justice, Illinois, 60458

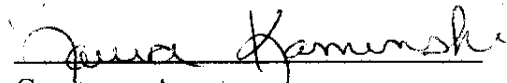
# UNOFFICIAL COPY

## STATEMENT BY GRANTORS AND GRANTEES

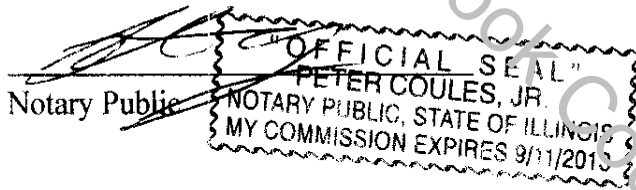
The grantors or their agents affirm that, to the best of their knowledge, the names of the grantees shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: June 26, 2012

  
Grantor or Agent

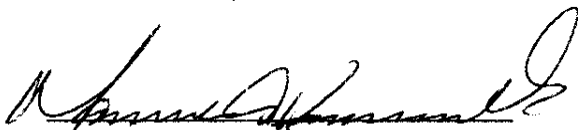
  
Grantor or Agent

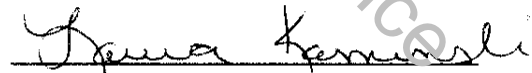
Subscribed and sworn to before  
this 26<sup>th</sup> day of June, 2012



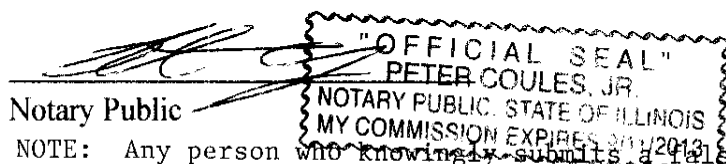
The grantees or their agents affirm and verify that the names of the grantees shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: June 26, 2012

  
Grantee or Agent

  
Grantee or Agent

Subscribed and sworn to before  
this 26<sup>th</sup> day of June, 2012



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.