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10 OCT ST 5140 158 PK
SPECIAL WARRANTY

DEED
(Corporation to Individual)
(Illinois)

Doc#: 1313001034 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/10/2013 10:21 AM Pg: 1 of 3

THIS AGREEMENT, made
this 11 day of April 2013,
between **SWEET AIR
INVESTMENT, INC.**, a
Maryland Corporation, whose
address is Executive Plaza II
Suite 200, 11550 McCormick
Rd., Hunt Valley, MD 21031, a
party of the first part, and
**WOJCIECH
DROZDZEWICZ** whose
address is
22718 Amy Lane
Kildeer IL 60047,
party of the second part,
WITNESSETH, that the party
of the first part, for and in
consideration of Ten Dollars

and other good and valuable consideration the receipt of which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/here/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 17 IN BLOCK 18 IN FREDERICK H. BARTLETT'S GREATER 79TH STREET SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, ALSO SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 19-29-404-037-0000

Address(es) of real estate: 7746 Menard Ave, Burbank, Illinois 60459

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/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 DEFEND subject to:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) Intentionally deleted;
- (viii) the Municipal Code

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BOX 333-CT

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of the City of Burbank ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

SWEET AIR INVESTMENT, INC.

By: *[Signature]*
William J. Monacelli, Vice-President

City of Burbank

~~\$ 520.00 five-hundred & twenty 00/100****
4/22/13 *[Signature]*~~

Real Estate Transaction Stamp

REAL ESTATE TRANSFER 04/23/2013



COOK \$52.00
ILLINOIS: \$104.00
TOTAL: \$156.00

19-29-404-037-0000 | 20130401605033 | CHKUDH

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STATE OF Maryland
) ss.
COUNTY of Baltimore

I, Loralyn Sisler a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that William J. Monacelli, Vice-President personally known to me to be the Vice-President of SWEET AIR INVESTMENT, INC., a Maryland 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 he/she 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 14 day of April, 2013.

Loralyn Sisler
Notary Public

Commission expires _____
LORALYN SISLER
NOTARY PUBLIC
BALTIMORE CO., MD
My Commission Expires May 11, 2013

Prepared By:

John J. Voutiritsas, Esq.
8770 W. BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

Send subsequent tax bills to:

Wojciech Drozdzewicz
20710 Amy Lane
Kildeer IL 60047

MAIL TO:

Water + Zue LLC
10711 S. Roberts Rd
Palos Hills IL 60465

Property of Cook County Clerk's Office