

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

40012215 (1/2)

3-27



Doc#: 1408747067 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2014 01:03 PM Pg: 1 of 2

THE GRANTOR, **BEECHEN & DILL HOMES, INC.**, an Illinois 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, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS** and **WARRANTS** to:

Jann Waldhauser and Brian Lumbrazo, Joint Tenants with Right of Survivorship
13824 Crescenzo Drive, Manhattan Illinois 60442

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

LOT 3 IN SMITH FARMS SUBDIVISION BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Beechen & Dill Homes, Inc., for itself, and its successors, does covenant, promise and agree, to and with grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby 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 SPECIALLY**.

SUBJECT TO: General real estate taxes for 2013 and subsequent years; special assessments confirmed after this contract date; building, building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals and drainage pipe or other conduit.

Permanent Real Estate Index **22-31-112-003-0000**

Address of Real Estate: **16699 Pasture Drive, Lemont Illinois 60439**

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Agent this 25th day of March, 2014.

Beechen & Dill Homes, Inc.

By: 

Matthew G. Dill, President

2

