## **UNOFFICIAL COPY**

## SPECIAL WARRANTY DEED

Statutory (Illinois) (Corporation to Individual)

40012215 (1/3)

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, BECCHEN & 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 Lumorazo. Joint Tenants with Right of Survivorship 13824 Crescenzo Drive, Manhattan Illin ois 50442

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 ½ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THEO PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Beechen & Dill Homes, Inc., for itself, and its successors, does corenant, 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.

<u>SUBJECT TO:</u> 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 Autrorized Agent this 250 day of March, 2014.

Beechen & Dill Homes, Inc.

Matthew G. Dill, President



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## **UNOFFICIAL CO**

State of Illinois	)
	) ss.
County of DuPage	)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew G. Dill, personally known to me to be an Authorized Agent of BEECHEN & DILL HOMES INC., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Agent, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said company, as their 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 official seal, this 25M day of March, 2014.

> OFFICIAL SEAL BARBARA A PECZKOWSKI Notary Public, State of Illinois My Commission Expires 8/26/2017

This instrument was prepared by: Vincent M. Rosanova, Attorney at Law, 30 W. Jefferson Ave., Suite 200, Naperville, Illinois 60540

Mail To:

SEND SUBSEQUENT TAX BILLS TO

199 W. Paskure Dr.

TL. 60439

OR RECORDER'S OFFICE BOX NO.

REAL ESTATE TRANSFER		03/26/2014
	соок	\$215.00
	ILLINOIS:	\$430.00
	TOTAL:	\$645.00

22-31-112-003-0000 | 20140301602298 | KPUAEF