

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Statutory (Illinois)  
(Corporation to Individual)

40012351 1/2

GIT (4-15)

Doc#: 1410657021 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/16/2014 11:09 AM Pg: 1 of 2

THE GRANTOR, **BEECHEN & DILL HOMES, INC.**, an Illinois 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 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:

**Brian M. Cahill and Susan Cahill, Husband and Wife, as Tenants by the Entirety with Rights of Survivorship**  
9539 Jefferson Ave., Brookfield, Illinois 60513

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

LOT 2 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 drain tile, pipe or other conduit.

Permanent Real Estate Index **22-31-112-002-0000**

Address of Real Estate: **16713 W. 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 10th day of April, 2014.

**Beechen & Dill Homes, Inc.**

By: 

Matthew G. Dill, President

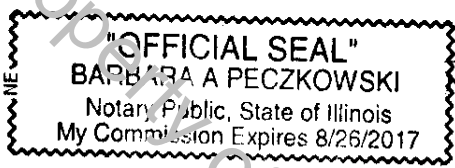
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State of Illinois )  
 ) ss.  
County of DuPage )

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., an Illinois corporation, 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 10<sup>th</sup> day of April, 2014.



*Barbara A Peczkowski*  
\_\_\_\_\_  
Notary Public

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

Mail To:

MARY BETH NOYSZEWSKI, PRIMEGAL  
Ekroth Law Office  
15 SALT CREEK LN, Ste. 122  
HINSDALE, IL 60521

SEND SUBSEQUENT TAX BILLS TO

BRIAN & SUSAN CAHILL  
16713 W. PASTURE DR  
LEMONT, IL 60439

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

REAL ESTATE TRANSFER

04/10/2014



COOK	\$215.75
ILLINOIS:	\$431.50
<b>TOTAL:</b>	<b>\$647.25</b>

22-31-112-002-0000 | 20140301607097 | AP501L