

# UNOFFICIAL COPY



**SPECIAL WARRANTY DEED**  
Statutory (Illinois)

Doc#: 1414342069 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/23/2014 11:38 AM Pg: 1 of 6

This instrument was prepared by:

Vincent M. Rosanova, Esq.  
Rosanova & Whitaker, Ltd.  
30 West Jefferson Ave., Ste. 200  
Naperville, Illinois 60540

Mail after recording to:

Matthew & Lauren Leonard  
5221 Woodland Avenue  
Western Springs, Illinois 60558

THIS SPECIAL WARRANTY DEED is made this 12<sup>th</sup> day of MAY, 2014, by JDF Construction Co., an Illinois corporation, of 6475 Joliet Road, Countryside, Illinois 60525 ("Grantor"), to Matthew Leonard and Lauren Leonard ("Grantees"), husband and wife, of 5714 Leitch, Countryside, Illinois 60525, not as tenants in common or as joint tenants, but as tenants by the entirety.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, their successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest and claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantees, their heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantees, their heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set for the as "Permitted Title Exceptions" on Exhibit "B" attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises for the period that Grantor owned title to the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

Handwritten notes and initials: Y, K, H, S, C, M, A

**EX 333-CD**

C.T.I./W  
1009111493-  
2014114960 1082KB



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

THE SOUTH 1/2 OF LOT 10 IN BLOCK 34 IN FOREST HILLS OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, A SUBDIVISION OF HENRY EINFELDT AND GEORGE L. BRUCKERT, OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12, 13, 14 AND 15 IN "THE HIGHLANDS" BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 7, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 18-07-409-018-0000

COMMONLY KNOWN AS: 5221 S. Woodland Avenue, Western Springs, Illinois 60558

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## **EXHIBIT "B"** **PERMITTED TITLE EXCEPTIONS**

1. General taxes for 2013 not yet due and subsequent years;
2. Applicable zoning and building laws or ordinances;
3. Special taxes or assessments for improvements;
4. Building and building line, use or occupancy restrictions, conditions, easements and covenants of record, drainage ditches and easement pertaining thereto, feeders, and laterals;
5. Unrecorded public utility easements;
6. Purchaser's mortgage;
7. Plats of subdivision and dedications and covenants thereon;
8. Acts done or suffered by judgments against Purchaser or anyone claiming under Purchaser;
9. Liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## AFFIDAVIT METES AND BOUNDS

(FILE WITH RECORDER OF DEEDS OF COOK COUNTY)

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DuPage )

JDF Construction Co., an Illinois corporation, Grantor, being duly sworn on oath, states that the attached deed is not in violation of Section 205/1, Chapter 765 of the Illinois Compiled Statutes, 1993, as amended, for one of the following reasons:

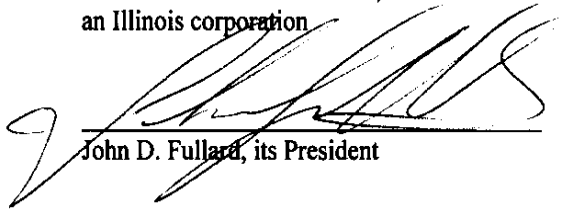
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right-of-way for railroads or other public utility facilities and other pipelines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts, of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on March 1, 1973, and provided also that the exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it made this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

# UNOFFICIAL COPY

JDF CONSTRUCTION CO.,  
an Illinois corporation

  
\_\_\_\_\_  
John D. Fullard, its President

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF DeKalb        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John D. Fullard, as President of JDF Construction Co., an Illinois corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said Illinois corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of MAY, 2014.



  
\_\_\_\_\_  
NOTARY PUBLIC

DeKalb County Clerk's Office