

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

4003427713

GIT

Doc#: 1726808038 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2017 10:50 AM Pg: 1 of 2

Dec ID 20170901626674
ST/CO Stamp 1-829-324-736 ST Tax \$500.00 CO Tax \$250.00

Mail to:

Danny Zeznanski
10021 EL CAMENO REAL DR
ORLAND PARK IL 60462-3411

Name and Address of Taxpayer:

Daniel Zeznanski Real
10021 El Cameno Real Drive
Orland Park Illinois 60462

THIS INDENTURE, made this 19th day of September, 2017, between GRANTOR, Beechen & Dill Homes Inc., an Illinois corporation of 7512 S. County Line Road, Burr Ridge, Illinois 60527, 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 (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE, Danny Zeznanski, of 13959 95th Avenue, Orland Park, Illinois 60462, a Single Person, all interest in the following described Real Estate situated in the County of Will, in the State of Illinois, to wit:

LOT 17 IN PARKSIDE SQUARE BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 2016 AS DOCUMENT NO. 1615229042, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 004 27-16-101-~~032~~-0000 27-16-101-005 27-16-101-010

COMMONLY KNOWN AS: 10021 El Cameno Real Drive, Orland Park, Illinois 60462
Real

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached hereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

SUBJECT TO: General real estate taxes not yet due or payable; 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.

[SIGNATURE PAGE FOLLOWS]

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Agent this 19th day of September, 2017.

Beechen & Dill Homes Inc.

By: 
Matthew G. Dill, President

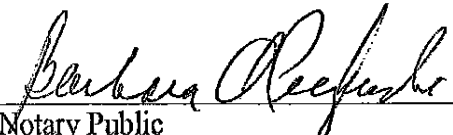
STATE OF ILLINOIS

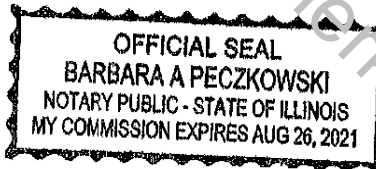
COUNTY OF DUPAGE

} SS.
}

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 President 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 his 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 19th day of September, 2017


Notary Public



REAL ESTATE TRANSFER TAX

21-Sep-2017



COUNTY:	250.00
ILLINOIS:	500.00
TOTAL:	750.00

MUNICIPAL TRANSFER STAMP

27-16-101-004-0000 | 20170901626674 | 1-829-324-736

This instrument was prepared by:
Matthew G. Goodman
Rosanova & Whitaker Ltd.
30 W. Jefferson
Naperville Illinois 60540