

96982157

Standard N Y B T / Form 1003 - Warranty Deed With All Covenants - Individual or Corporate (single sheet)

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CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

Exempt under provisions of Paragraph 18 of Real Estate Transfer Tax Act. Buyer, Seller or Representative

December 20th 1996

#71-46-817-DZ

LM4

THIS INDENTURE, made the 20th day of December, nineteen hundred and ninety-six, BETWEEN DORIS M. CIRIGNANO, residing at 7 Oak Point Drive North, Bayville, New York, 11709,

DEPT-01 RECORDING \$27.00
T#0012 TRAN 3563 12/31/96 12:23:00
\$4246 CG #96-982157
COOK COUNTY RECORDER

party of the first part, and ALBERT J. CIRIGNANO SR., residing at 7 Oak Point Drive North, Bayville, New York, 11709,

27.

part of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated lying and being in the County of Cook in the State of Illinois, as more particularly set forth in the annexed Schedule "A".

Said premises being known as No. 4701 Lincoln Mall Drive, Matteson, Illinois.

The property conveyed herein is not homestead property.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

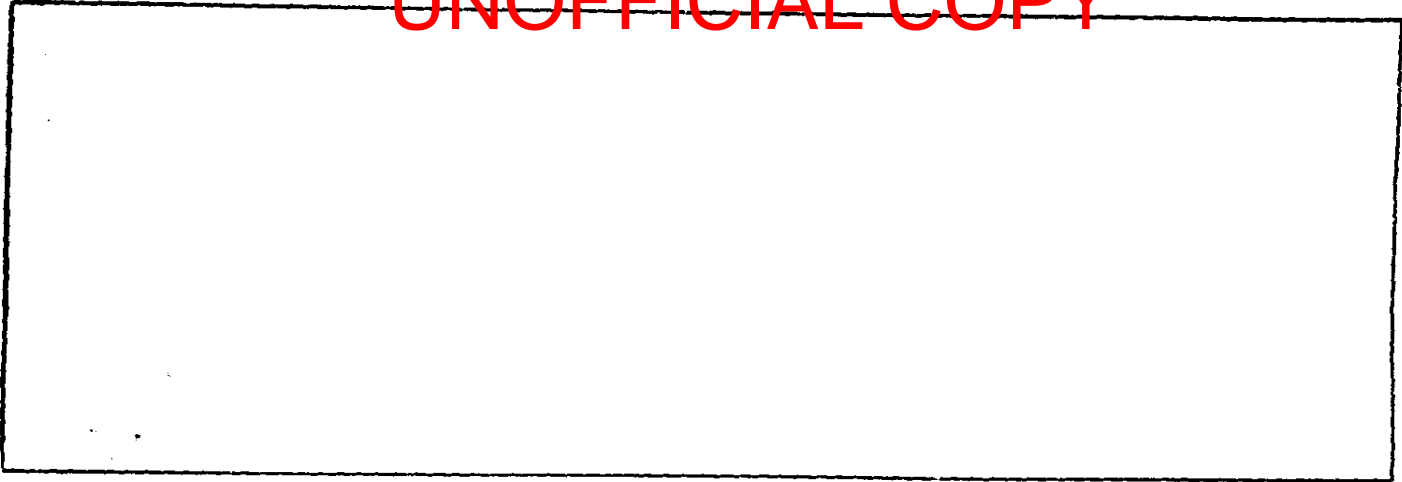
Albert J. Cirignano Sr.

Doris M. Cirignano
DORIS M. CIRIGNANO

BOX 333-CTT

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ALBERT J. CIRIGNANO SR.
TO
DORIS M. CIRIGNANO

TITLE NO.
WITH FULL COVENANTS

Zip No.

Albert J. Cirignano Sr.
7 Oak Point Drive North
Bayville, New York, 11709

First American Title Insurance Company of New York
4701 Lincoln Mall Drive
E.I.N. 31-22-300-040
COUNTY XXXXX of Cook

SECTION
BLOCK
LOT

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

that he knows

sworn, did depose and say that he resides at No.
whom I am personally acquainted, who, being by me duly
the subscribing witness to the foregoing instrument, will
personally come

On the day of 19 before me
STATE OF NEW YORK, COUNTY OF

the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

of that he is the

say that he resides at No.
to me known, who, being by me duly sworn, did depose and
personally come

On the day of 19 before me
STATE OF NEW YORK, COUNTY OF

VAHAN AVAZIAN
Notary Public, State of New York
No. 30-0121175
Qualified in Nassau County
Commission Expires Dec. 31, 1997

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
she executed the same.

On the 20th day of December 1996, before me
Doris M. Cirignano

STATE OF NEW YORK, COUNTY OF Nassau

On the day of 19 before me

STATE OF NEW YORK, COUNTY OF Nassau

BOX 333-CL

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PARCEL 1:

LOT 1 IN THE RESUBDIVISION OF LOT 9, 16 LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER 24693781, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 1 (BEING THE POINT WHERE THE SOUTH LINE OF SAID LOT 1 INTERSECTS THE EAST LINE OF CICERO AVENUE) AND PROCEEDING THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY ON SAID SOUTH LINE 30 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID SOUTH LINE 20 FEET; THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 30 FEET; THENCE SOUTHERLY 20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 IN, TO, OVER AND ACROSS THE "RING-ROAD" AND "SPOKE ROADS" FOR INGRESS AND EGRESS FOR THE PASSAGE OF VEHICLES AND THE PASSAGE AND ACCOMODATION OF PEDESTRIANS AS ESTABLISHED BY TOTAL SITE AGREEMENT DATED MARCH 7, 1972 AND RECORDED MARCH 24, 1972 AS DOCUMENT NUMBER 21846182, AS AMENDED BY EASEMENT RELOCATION AGREEMENT, FIRST AMFNDMENT TO TOTAL SITE AGREEMENT, AND HIGHWAY EASEMENT REVOCATION AND DRAINAGE GRANT AGREEMENT DATED MAY 1, 1977 AND RECORDED SEPTEMBER 9, 1977 AS DOCUMENT NUMBER 24099069, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF STORM AND SANITARY SEWERS AND STORM WATER RETENTION BASIN IN, TO, OVER UNDER AND ACROSS LOCATIONS AS ESTABLISHED BY TOTAL SITE AGREEMENT DATED MARCH 7, 1972 AND RECORDED MARCH 24, 1972 AS DOCUMENT NUMBER 21846182, AS AMENDED BY EASEMENT RELOCATION AGREEMENT, FIRST AMENDMENT TO TOTAL SITE AGREEMENT, AND HIGHWAY EASEMENT REVOCATION AND DRAINAGE GRANT AGREEMENT DATED MAY 1, 1977 AND RECORDED SEPTEMBER 9, 1977 AS DOCUMENT NUMBER 24099069, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL EASEMENT FOR SANITARY AND STORM SEWER PURPOSES TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE UNDERGROUND SANITARY AND STORM SEWERS SOLELY FOR THE BENEFIT OF LOT 1 IN THE RESUBDIVISION OF LOT 9 IN LINCOLN MALL AFORESAID AS CREATED BY GRANT OF EASEMENT DATED MAY 9, 1980 AND RECORDED JUNE 6, 1980 AS DOCUMENT NO. 25479097 IN, UNDER, ACROSS AND ALONG THE FOLLOWING DESCRIBED LAND: THE EASTERLY 30 FEET OF LOT 2 AND THE WESTERLY 5 FEET OF THE EASTERLY 35 FEET OF THE SOUTHERLY 10 FEET OF LOT 2 IN THE RESUBDIVISION OF LOT 9 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER 24693781, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED BY GRANT DATED MARCH 22, 1973 AND RECORDED MAY 14, 1973 AS DOCUMENT NUMBER 2232290 FOR NORTH ENTRANCE ROAD AND 16 INCH, 36 INCH AND 84 INCH STORM SEWERS OVER A STRIP OF LAND 66 FEET IN WIDTH, BEING 33 FEET ON EACH SIDE OF A LINE DRAWN PARALLEL WITH AND 555.72 FEET SOUTH OF THE NORTH LINE OF THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ON, OVER AND THROUGH THE WEST 50 FEET OF THE EAST 125 FEET OF SAID SOUTH WEST 1/4, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED BY AGREEMENT DATED MAY 23, 1973 AND RECORDED AUGUST 17, 1973 AS DOCUMENT NUMBER 22443133 TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ONE 66 FOOT WIDE ENTRANCE ROAD, ONE 36 INCH STORM SEWER, ONE 84 INCH STORM SEWER AND ONE 16 INCH STORM SEWER ON, OVER AND ACROSS: THE EAST 75 FEET OF THE NORTH WEST 1/4, AND THE EAST 75 FEET OF THAT PART OF THE SOUTH WEST 1/4, LYING NORTH OF THE MICHIGAN CENTRAL RAILROAD, ALL IN SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 20th, 1996

Signature: Doris M. Cirignano
Grantor or Agent

Subscribed and sworn to before me by the

said Doris M. Cirignano

this 20th day of December

1996.

Vahan Ayvazian
Notary Public

VAHAN AYVAZIAN
Notary Public, State of New York
No. 30-012175
Qualified in Nassau County
Commission Expires Dec. 31, 1997

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 20th, 1996

Signature: Albert J. Cirignano Sr.
Grantee or Agent

Subscribed and sworn to before me by the

said Albert J. Cirignano Sr.

this 20th day of December

1996.

Vahan Ayvazian
Notary Public

VAHAN AYVAZIAN
Notary Public, State of New York
No. 30-0121175
Qualified in Nassau County
Commission Expires Dec. 31, 1997

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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