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GEORGE E. COLE®
LEGAL FORMS

No. 804
November 1994

WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

96207096

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR
SANCO PROPERTIES, INC.

a 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 the sum of TEN AND NO/100 DOLLARS,
(\$10.00) DOLLARS,

and other good and valuable considerations _____ in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to ROGER D. KOZLOWSKI and LILIANNA KOZLOWSKI 7717 S. Neenah Street, Burbank, Illinois 60459 not in Tenancy in Common, but in JOINT TENANCY,

(Name and Address of Grantee)

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

LOT 43 IN FOX HILLS UNIT 1-A, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes for 1995 and subsequent years; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants 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 Number(s): 22-34-203-010-0000

Address(es) of Real Estate: Lot 43 Fox Hills Unit 1-A, Lemont Township, Illinois

~~SUBJECT TO RECORDS ON FILE IN THE RECORDER'S OFFICE~~
~~RECORDS OF THE RECORDER'S OFFICE~~
~~FOR RECORDS ON FILE IN THE RECORDER'S OFFICE~~

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 27th day of February, 19 96.

SANCO PROPERTIES, INC.
(Name of Corporation)

Impress
Corporate Seal
Here

By Robert A. Rubin President

Attest: Robert A. Rubin Secretary

DEPT-01 RECORDING \$23.00
T0012 TRAN-9651 03/18/96 14:59:00
44184 CG *-96-207096
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

75 93 211 m

96207096

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WARRANTY DEED
Corporation to Individual

GEORGE E. COLE
LEGAL FORMS

CO. NO. 019
2 4 8 4 9 0

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR 10 '96 DEPT OF REVENUE
\$ 48.00

Cook County
REAL ESTATE TRANSFER TAX
24.50

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert A. Nelson personally known to me to be the _____ President of the SANCO PROPERTIES, INC.

96070296

"OFFICIAL SEAL"
ALAN R. KALAS
Notary Public, State of Illinois
My Commission Expires 3/15/97

IMPRESS
NOTARIAL SEAL
HERE

corporation, and _____ personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of _____ Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of February 19 96
Commission expires 3/15 19 99

[Signature]
NOTARY PUBLIC

This instrument was prepared by Andrew W. Lambertson, Attorney at Law, 123 Water St., Naperville, Il. 60566
(Name and Address)

MAIL TO: James M. Anderson
(Name)
9738 SW Hwy
(Address)
Oak Lawn, IL 60453
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Roger D. Kozlowski and Kilianna Kozlowski
(Name)
7717 S. Neenah Street
(Address)
Burbank, Illinois 60459
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

BOX 333-CTI