

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

AFFIDAVIT OF TITLE, COVENANT AND WARRANTY

The undersigned (the "Affiant") as the VILLAGE PRESIDENT of the VILLAGE OF ORLAND PARK, an Illinois municipal corporation (the "Village") and the Grantor in the Deed referred to herein being first duly sworn, on oath states, and also covenants with and warrants to the Grantees hereinafter named:

MICHAEL CHUDZIK and DEBRA CHUDZIK, his wife

That, the Village has an interest in the real property described below or in the proceeds thereof and is the Grantor in the Special Warranty Deed dated January _____, 2013 to Grantees, conveying the real property (the "Property") legally described as follows:

LOT 21 IN TUCK-A-WAY IN ORLAND, A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 14620 Westwood Avenue, Orland Park, Illinois 60462
PERMANENT INDEX NUMBER: 27-09-123-032-0000

That, the Property is conveyed subject to (i) Covenants, conditions and restrictions of record, ii) general real estate taxes for 2012, not yet due and payable and subsequent years; (iii) public and utility easements and roads and highways; and (iv) acts done or suffered by or judgments against Grantees.

That no labor or material has been furnished for the Property within the last four months, that is not fully paid for.

That since the title date of December 6, 2012, in the report on title issued by Chicago Title Insurance Company, Affiant has not done or suffered to be done anything that could in any way affect the title to the Property, and no proceedings have been filed by or against Affiant, nor have any judgments or decrees been

SEND FUTURE TAX BILLS TO:

Michael and Debra Chudzik
14522 Oakley Avenue
Orland Park, Illinois 60462

THIS DOCUMENT WAS PREPARED BY:

Klein Thorpe and Jenkins, Ltd.
15010 S. Ravinia – Suite 10
Orland Park, Illinois 60462
E. Kenneth Friker, Esq.

AFTER RECORDING MAIL TO:

Michael and Debra Chudzik
14522 Oakley Avenue
Orland Park, Illinois 60462

[The above space reserved for the County Recorder's Office]

THIS DEED IS EXEMPT FROM TAXATION UNDER 35ILCS 200/31-45
PARAGRAPH B AND COOK COUNTY REAL PROPERTY TRANSFER TAX
ORDINANCE SECTION 74-106 PARAGRAPH B

Date

GRANTOR / GRANTEE or Representative

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made as of this ____ day of January, 2013 between the **VILLAGE OF ORLAND PARK**, an Illinois municipal corporation, whose address is 14700 S. Ravinia Avenue, Orland Park, Illinois, 60462 (the "**GRANTOR**"), and **MICHAEL CHUDZIK and DEBRA CHUDZIK, his wife**, whose address is 14522 Oakley Avenue, Orland Park, Illinois 60462 (the "**GRANTEES**").

WITNESSETH, that the **GRANTOR** for and in consideration of the sum of TEN and 00/100TH DOLLARS (\$10.00) in hand paid by the **GRANTEES**, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Trustees of **GRANTOR**, by these presents does **REMISE, RELEASE, ALIEN and CONVEY** unto the **GRANTEES**, in joint tenancy with right of survivorship and not as tenants in common, **FOREVER**, all of the following described real property, situated in the County of Cook and State of Illinois (the "**Property**"), legally described as follows:

LOT 21 IN TUCK-A-WAY IN ORLAND, A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

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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, claim or demand whatsoever, of the **GRANTOR**, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: *TO HAVE AND TO HOLD* the Property, subject to the Permitted Exceptions and with the appurtenances, unto the **GRANTEES**, in joint tenancy with right of survivorship and not as tenants in common, *FOREVER*.

AND THE GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with the **GRANTEES** and the **GRANTEES'** successors and assigns, that **GRANTOR** has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, **GRANTOR WILL WARRANT AND DEFEND**, subject to: (i) Covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any (c) general taxes for the year 2012 and subsequent years.

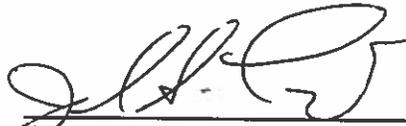
IN WITNESS WHEREOF, the GRANTOR has executed this Deed as of the day, month and year first above written.

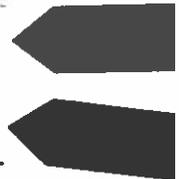
GRANTOR:

ATTEST:

VILLAGE OF ORLAND PARK,
an Illinois municipal corporation

By: 
Name: Daniel J. McLaughlin
Title: Village President

By: 
Name: Joseph S. LaMargo
Title: Deputy Village Clerk



[Insert seal above]

rendered against Affiant, nor are there any judgment notes or other instruments that can result in a judgment or decree against Affiant within five days from the date hereof.

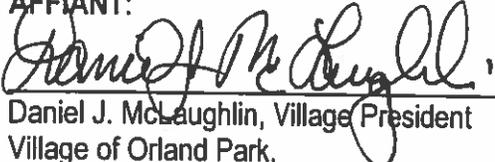
That all water taxes affecting the Property have been paid.

That this Affidavit is made to induce, and in consideration of, the said Grantees' consummation of the purchase of the Property.

Affiant further state(s): Naught

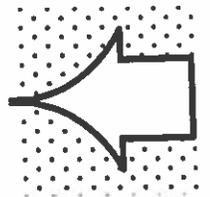
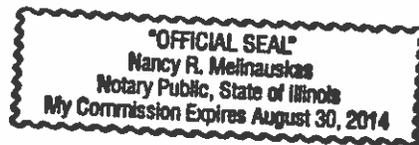
Dated as of this _____ day of January, 2013.

AFFIANT:


Daniel J. McLaughlin, Village President
Village of Orland Park,
an Illinois municipal corporation

SUBSCRIBED AND SWORN to
before me this 14th day of January, 2013.


Notary Public

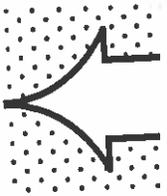
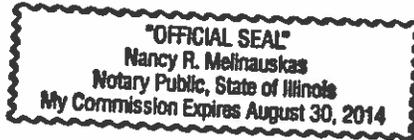


STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DANIEL J. McLAUGHLIN and JOSEPH S. LaMARGO, are personally known to me to be the VILLAGE PRESIDENT and DEPUTY CLERK, respectively, of the VILLAGE OF ORLAND PARK, an Illinois municipal corporation (the "Village"), and also known to me to be the same persons whose names are subscribed to the foregoing instrument and as such VILLAGE PRESIDENT and DEPUTY CLERK, appeared before me this day in person and severally acknowledged that as such VILLAGE PRESIDENT and DEPUTY CLERK, they signed and delivered the said instrument pursuant to the authority given by the Board of Trustees of the Village, and as their free and voluntary act, and as the free and voluntary act and deed of the Village, for the uses and purposes therein set forth, and that VILLAGE CLERK, as custodian of the corporate seal of the Village, has caused the seal to be affixed thereto.

GIVEN UNDER my hand and Notarial Seal this 4th day of January, 2013.

Nancy R. Melinauskas
Notary Public



STATEMENT BY GRANTOR

The grantor or its agent affirms that, to the best of its knowledge, the name of the grantor 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 title to real estate under the laws of the State of Illinois.

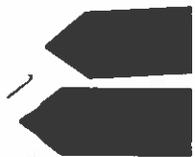
GRANTOR:

VILLAGE OF ORLAND PARK,
an Illinois municipal corporation

By: *Daniel J. McLaughlin*
Name: DANIEL J. McLAUGHLIN
Title: Village President

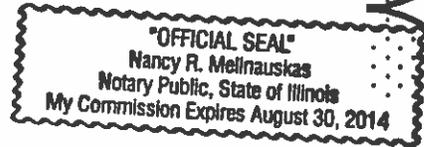
ATTEST:

By: *Joseph S. LaMargo*
Name: JOSEPH S. LaMARGO
Title: Deputy Village Clerk



SUBSCRIBED AND SWORN TO BEFORE ME this 14th day of January, 2013.

Nancy R. Melinauskas
Notary Public



STATEMENT BY GRANTEE

The grantee or its 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.

GRANTEE:

MICHAEL CHUDZIK and DEBRA CHUDZIK

SUBSCRIBED AND SWORN TO BEFORE ME this _____ day of January, 2013.

Notary Public