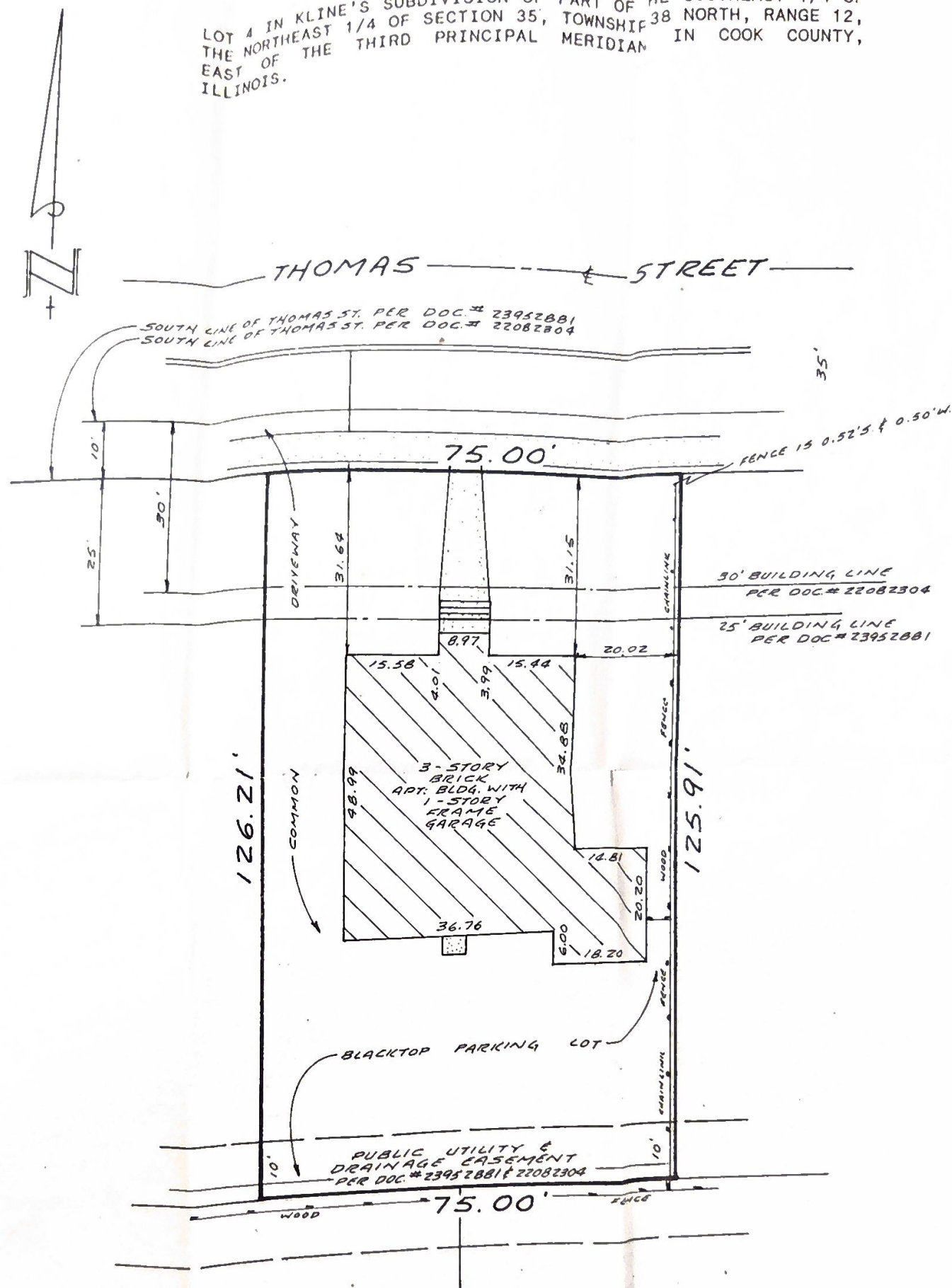


11340 West 159th Street
Orland Park, IL 60462

MORTGAGE INSPECTION SURVEY

Phone
(708) 349-7364
Fax
(708) 349-7372

LOT 4 IN KLINE'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY,
ILLINOIS.



Compare all points before building and at once report any differences. For building lines, easements and other restrictions not shown hereon refer to your abstract, deed, contract, and zoning ordinance. No dimension shall be assumed by scale measurement upon this plat.

Scale: 1 inch equals 20 feet

Ordered by: P. DIGNOVA

Order Number 91-3785-4

STATE OF ILLINOIS)
COUNTY OF COOK) SS

COUNTY OF COOK
I, THOMAS J. CESAL, A REGISTERED ILLINOIS
LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE
INSPECTED THE ABOVE DESCRIBED PROPERTY
THAT THIS PLAT IS A TRUE AND CORRECT RE-
PRESENTATION OF SAID INSPECTION. ALL DIMEN-
SIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS
THEREOF CORRECTED TO 68 DEGREES FAHRENHEIT
DATED THIS 16TH DAY OF SEPTEMBER, 1991

THEREOF CORRECTED
DATED THIS 16TH DAY OF SEPTEMBER, 1944

Thomas J Casal

ILLINOIS REGISTERED LAND SURVEYOR NO. 2

Trustee's Deed
(JOINT TENANCY)

DEED dated December 3, 1991,

by First Illinois Bank & Trust, f/k/a LaGrange State Bank
as trustee under the provisions of a deed, or deeds in trust,
duly recorded and delivered to the said bank in pursuance

of a trust agreement dated the 10th day of November,
1978, and known as Trust Number 5176 grantor,
in favor of Stanley Gawron and Jane Gawron

5058 West Montana

Chicago, Illinois 60639

not as tenants in common, but as Joint Tenants, grantees,
WITNESSETH, That grantor, in consideration of the sum of

Ten (\$10.00)-----00/100 Dollars and other good and valuable considerations in hand paid,
and pursuant to the power and authority vested in the grantor, does hereby convey and quitclaim unto the
grantees, in fee simple, the following described real estate, situated in the County of Cook
and State of Illinois, to wit:

Lot 4 in Kline's Subdivision of part of the Southeast 1/4 of the Northeast 1/4
of Section 35, Township 38 North, Range 12, East of the Third Principal Meridian,
in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; easements;
building and zoning laws and ordinances; taxes for 1991 and
subsequent years.



and commonly known as: 8131 West Thomas, Justice, Illinois 60458
together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise
appertaining.

Real Estate Tax Number(s): 18-35-226-015-0000

IN WITNESS WHEREOF, the grantor as trustee aforesaid, has caused its corporate seal to be hereto affixed
and has caused its name to be signed and attested to this deed by its duly authorized officers the day and year
set forth above.

ATTEST: Cynthia A. Crain
Its: Pro Secretary

FIRST ILLINOIS BANK & TRUST
as trustee aforesaid.

BY: [Signature]
Its: Land Trust Officer

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed
are personally known to me to be duly authorized officers of the First Illinois Bank &
Trust and that they appeared before me this day in person and severally
acknowledged that they signed and delivered this deed in writing as duly authorized
officers of said corporation and caused the corporate seal 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 of said corporation for the uses
and purposed therein set forth.

"OFFICIAL SEAL"
CYNTHIA A. CRAIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-22-93

Given under my hand and official seal, this 3rd day of December 1991
Commission expires 4-22 1993

Cynthia A. Crain
NOTARY PUBLIC

This instrument was prepared by First Illinois Bank & Trust 14 South LaGrange Road, LaGrange, IL

ADDRESS OF PROPERTY

8131 West Thomas

Justice, Illinois 60458

THE ABOVE ADDRESS IS FOR STATISTICAL
PURPOSES ONLY AND IS NOT A PART OF
THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

MAIL TO:

EDWARD M. LOPA
(Name)

MAIL TO:

5423 So Kedzie
(Address)

Chicago IL 60631
(City, State, and Zip)

OR

RECORDER'S OFFICE BOX NO.

91648333

DEPT-01 RECORDING \$13.50
T#3333 TRAN 4608 12/10/91 15:01:00
#5101 C *-91-648333
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)



AFFIX "RIDERS" OR RE

91648333

LEASE RIDER

RIDER ATTACHED TO AND MADE PART OF LEASE DATED _____
FOR APT. NO. _____ BETWEEN _____,
LESSOR (S) , AND _____ , LESSEE(S).

- 1). NO STORAGE OR COOKING ON BALCONIES AT ANY TIME.
- 2). \$45.00 CHARGE FOR CLEANING STOVE IF LEFT UNCLEAN.
\$35.00 CHARGE FOR CLEANING REFRIGERATOR IF LEFT
UNCLEAN. THIS INCLUDES THE SIDES AND BACKS OF STOVE
AND REFRIGERATOR.
- 3). LESSEE IS REQUIRED TO HAVE ALL CARPETING
PROFESSIONALLY CLEANED UPON VACATING APARTMENT.
RECEIPT MUST BE PRESENTED TO LESSOR.
- 4). UNDER NO CIRCUMSTANCES SHALL SECURITY DEPOSIT BE
USED AS RENT AT ANY TIME.
- 5). NO WATERBEDS.
- 6). NO PETS.
- 7). LESSEE AGREES TO GIVE LESSOR (60) DAYS WRITTEN
NOTICE IN THE EVENT LESSEE DESIRES TO RENEW OR
TERMINATE THE LEASE AT THE SPECIFIED DATE.
(90) DAYS WRITTEN NOTICE SHALL BE REQUIRED IN
THE EVENT THAT LESSEE DESIRES TO TERMINATE LEASE
BEFORE LEASE TERMINATION DATE.
- 8). LESSEE(S) UNDERSTAND AND AGREE THAT THEY ARE
RESPONSIBLE FOR ANY DAMAGE TO BUILDING OR
GROUNDS AS A RESULT OF ACTIONS BY THEMSELVES,
THEIR FAMILIES OR GUESTS.

9.) *No other person or persons to be living in apartment
if not listed in lease*
LESSEE (S) _____

LESSOR (S) _____

10. *No overnight guests allowed or extreme excess company unless
permitted by landlord*
11. *If windows left open during rain/snow and damage occurs to property.*

OPA

2279757

Serial No.

OWNER TITLE INSURANCE POLICY

American Land Title Association Owner Policy—amended 10-21-1987

ATTORNEYS' TITLE GUARANTY FUND, INC.

CHAMPAIGN, ILLINOIS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, *Attorneys' Title Guaranty Fund, Inc.*, an Illinois corporation, herein called The Fund, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Fund will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

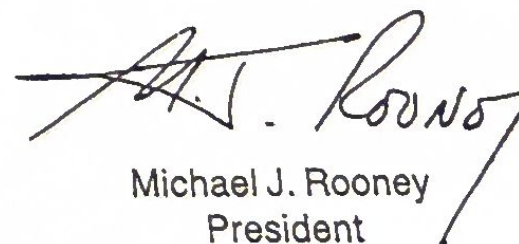
Attorneys' Title Guaranty Fund, Inc. has caused this policy to be signed in its name by its President, by direction of its Board of Directors, to become binding when countersigned by a Member of The Fund.



ATTORNEYS' TITLE GUARANTY FUND, INC.

JAMES W. NEWTON
7667 W. 95th St.-Suite 202
Hickory Hills, IL. 60457

By:


Michael J. Rooney
President



Enhanced Limited Warranty Registration Information

Stanley Gawron
23831 W Andrew Rd
Plainfield, IL 60585

11/04/24

Subject: Your GAF System Plus™ Limited Warranty

Thank you for choosing GAF Roofing Products to protect your property.

Titan Construction Enterprise Inc, a GAF Factory Certified Contractor, has registered your GAF System Plus™ Limited Warranty, and addendum(s) if applicable, on your behalf. We hope you enjoy the peace of mind that comes from protecting the roof that protects your property.

Please keep this document in a safe place, as you will need it in the unlikely event that you need to make a claim, or if you should sell your property and would like to transfer your warranty to the new owner.

As a customer who has chosen a premium product, a top contractor, and excellent protection, your opinion means a lot to us. We are constantly striving to provide you with the best product and experience. Please take a moment to leave a review by just scanning the QR Code displayed below or by clicking this link.

<https://rwr.gaf.com/410151008>

As a customer who has chosen a premium product, a top contractor, and excellent protection, your opinion means a lot to us. We are constantly striving to provide you with the best product and experience. Please take a moment to leave a review by just scanning the QR Code displayed below or by clicking this link.

Sincerely
Certified Contractor Services



GAF Enhanced Limited Warranty Registration Information

Warranty: System Plus™

Products Installed:

Installation Date: 10/28/2024

Installed: Steep Slope 34 Squares
Property: Gawron Property
Address: 8131 Thomas Street
Justice, IL 60458

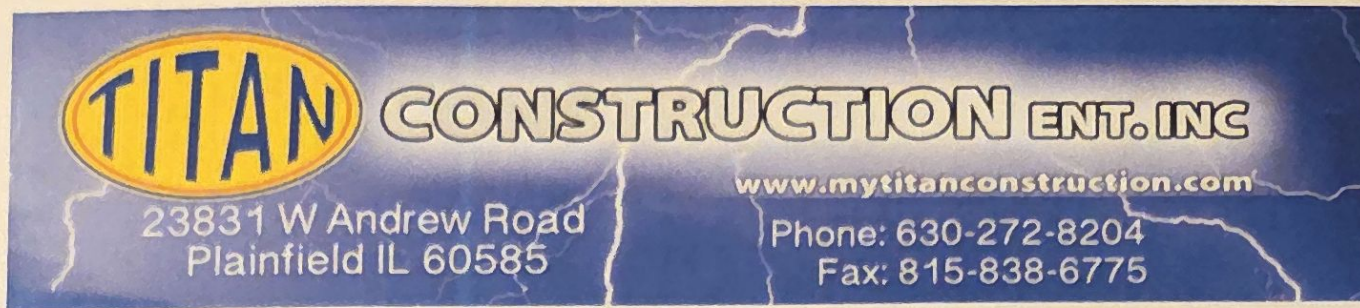
Timberline HDZ®,
StainGuard®,
WeatherWatch®,
Pro-Start®,
Seal-A-Ridge®,

Contractor: Titan Construction Enterprise Inc
Address: 23831 W Andrew Rd
Plainfield, IL 60585
Phone: 630-272-8204

410151008

Warranty Registration #





Effective Date: 10/25/2024

Limited Warranty

PROJECT:

Roof Replacement

PROJECT ADDRESS:

8131 Thomas Street Justice, IL 60458

OWNER'S NAME:

Stanley Gawron

OWNER'S ADDRESS:

8131 Thomas Street Justice, IL 60458

TITAN CONSTRUCTION ENTERPRISE, INC. (hereafter warrantor) hereby warrants to the owner of the above referenced roof project, that the same will not leak water due to faulty materials, improper application or as a result of ordinary weather conditions. This warranty shall be valid for a period of **Lifetime** from the date of completion of the project.

OBLIGATION OF THE WARRANTOR: In the event of leaks arising by some reason of application, warrantor shall be responsible for supplying the necessary labor to stop the leak(s) within the first five (5) years.

CONDITIONS: These warranties are expressly conditioned upon the following:

1. TITAN CONSTRUCTION ENTERPRISE, INC. shall be responsible for supplying the necessary labor to stop the leak(s) at 100% for the first five (5) years. Thereafter, warrantor will be responsible for supplying the necessary labor for exterior repairs at a rate of 75% for the period of five (5) to twenty-five (25) years and 50% for the period of twenty-six (26) to thirty (30) years. Beginning with year thirty-one (31), warrantor will continue to provide labor for exterior repairs at a rate reduced by 3% each successive year till the conclusion of warranty. The balance of the cost of repair will be the sole responsibility of the homeowner.
2. The owner shall notify the warrantor of any leak, defect, failure or deficiency, which is discovered by owner within ten (10) days of the discovery. If the leak, defect, failure or deficiency is covered by this warranty, the warrantor shall then have the right to immediately inspect and repair the problem hereunder. If the leak, defect, failure, or deficiency is not covered by this warranty, the warrantor shall have the right to immediately inspect and repair the problem with owner's written authorization and at owner's sole expense.
3. Applicator shall have the right to annually inspect the roof during term of warranty.



System Plus Limited Warranty



The Legal Stuff

What Is Covered/Excluded. This *System Plus Limited Warranty* covers certain GAF roofing products installed on your roof (the "GAF Products") including GAF Asphaltic Shingles, GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, GAF Cobra® Attic Ventilation Products, GAF Master Flow® Attic Exhaust Ventilation Products, and GAF Master Flow™ Pivot™ Pipe Boot Flashing in the unlikely event that they contain a manufacturing defect. Note: This limited warranty does not cover low-slope membranes, other Master Flow® Products, or GAF ThermaCal® Ventilated Nail Base Roof Insulation. Please go to gaf.com for a copy of the limited warranties covering these products.

How Long Your Warranty Lasts

GAF Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
LayerLock®-labeled Timberline® Shingles	Lifetime†	50 Years	15 Years	WindProven™ Limited Wind Warranty***. No maximum wind speed. For all other installations: With Special Installation****: 130 / 209 Without Special Installation****: 110 / 175	StainGuard Plus PRO™: 30 Years StainGuard Plus™: 25 Years	StainGuard Plus PRO™ and StainGuard Plus™: 15* / 10 Years
All Other GAF Lifetime† Shingles	Lifetime†	50 Years	15 Years	With Special Installation****: 130 / 209 Without Special Installation****: 110 / 175	StainGuard Plus™: 25 Years StainGuard®: 10 Years	StainGuard Plus™: 15* / 10 Years StainGuard®: 1 Year
Marquis WeatherMax®	30 Years	20 Years	5 Years	80 / 130	No coverage	No coverage
Royal Sovereign®	25 Years	20 Years	5 Years	60 / 96	StainGuard®: 10 Years	StainGuard®: 1 Year
GAF Ridge Cap Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
			Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
			15 Years	With Special Installation****: 130 / 209 Without Special Installation****: 110 / 175	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years
			5 Years	90 / 144		
TimberTex®, Ridglass®, TimberCrest®	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		5 Years	With Special Installation****: 90 / 144 Without Special Installation****: 70 / 112		
Seal-A-Ridge®, Seal-A-Ridge® AS						
Z® Ridge						
GAF Starter Strip Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
					Limited Warranty Term	Smart Choice® Protection Period**
					StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years
StarterMatch®	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		No coverage	No coverage
All Other GAF Starter Strip Shingles						
Other GAF Accessories	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
GAF Leak Barrier Products GAF Roof Deck Protection Products GAF Cobra® Attic Ventilation Products GAF Master Flow® Non-Powered Attic Exhaust Ventilation Products	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		No coverage	
GAF Master Flow® Powered Attic Exhaust Ventilation Products	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof, except that Motorized, Solar, and Electronic Components and Wi-Fi connectivity (if applicable) are covered for the warranty term stated in the <i>GAF Master Flow® Powered Attic Exhaust Ventilation Products Limited Warranty Addendum</i> .		No coverage		No coverage	

† **Definition of Lifetime:** The word "Lifetime" means as long as you, the original owner(s) (or the second owner(s) if coverage was properly transferred within the first 20 years), own the property where the shingles and/or accessories are installed. The Lifetime warranty term and 50-year non-prorated period are applicable only to shingles and accessories installed on a single-family detached residence owned by individuals. For any other type of owner or building, such as a corporation, governmental entity, religious entity, condominium or homeowner association, school, apartment building, office building, or multi-use structure, the length of the warranty is 40 years and the non-prorated period is 20 years.

* **15-year Smart Choice® Protection Period** for StainGuard Plus PRO™ or StainGuard Plus™ Algae Protection Limited Warranty applies only if you install both StainGuard Plus PRO™- or StainGuard Plus™-labeled shingles and StainGuard Plus™-labeled ridge cap shingles. For all other installations, the Smart Choice® Protection Period is 10 years.

** **Smart Choice® Protection Period:** refers to the crucial period of time following installation of the GAF Products during which the coverage provided for in this limited warranty is non-prorated. After the Smart Choice® Protection Period specified above, the remedy provided for in this warranty may be different than that provided for during the Smart Choice® Protection Period, and any remedy will be reduced to reflect the use you have received from your GAF Products. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term. For a Lifetime® warranty, GAF's contribution in years 51 and beyond is 20%. After the non-prorated period, GAF's maximum liability for any roof shall NOT exceed three times the reasonable cost of replacement GAF Products before any reduction for use.

*** **WindProven™ Limited Wind Warranty** requires installation of LayerLock®-labeled shingles using 4 nails per shingle, and at least four (4) qualifying accessories.

**** **Special Installation:** Your GAF LayerLock®-labeled shingles will be covered up to the maximum wind speed above **ONLY** if installed using **4 nails** per shingle **and** you have GAF Starter Strip Products installed at the eaves **and** rakes. Special Installation for all other GAF Shingles requires use of **6 nails** per shingle **and** GAF Starter Strip Products installed at the eaves **and** rakes. Your GAF Ridge Cap Shingles will be covered up to the maximum wind speed above **ONLY** if your ridge cap shingles are installed in strict accordance with the "Maximum Wind Speed Coverage Under Limited Warranty" section of the applicable ridge cap shingle application instructions.

The Real Seal
TheRealSeal.com
[847-756-7987](tel:847-756-7987)
570 Estes Ave
Schaumburg, Illinois 60193



Date 04-04-2024

Client Details

Gawron, Stanley
[608-350-8242](tel:608-350-8242)
stasek8131@gmail.com
8131 Thomas St
Justice, IL 60458

Foundation Specialist

Manny Monreal
[630-536-9710](tel:630-536-9710)
manny@therealseal.com

Product List

Amount

Description

Quantity

Remove Item

Cost will be removed from invoice if items are verified as completed prior to the installation date. We do not replace items we remove.

Remove Item: Washer/Dryer/Plastic Sink - Not responsible for leaking pipes. This tends to happen with old connections.

1

Interior Foundation Crack (Clean)

Epoxy Injection of a Foundation Crack. Lifetime Warranty against Seepage. The Real Seal will service any seepage through wall cracks we repaired. Warranty will become void if the foundation is settling, sinking, or the wall is moving.

Foundation Crack (Clean): 6-8ft

3

\$1,503.51

Interior Foundation Crack (Patched or Painted)

Epoxy Injection of a Previously Repaired/Painted Foundation Crack. Lifetime Warranty against Seepage. The Real Seal will service any seepage through wall cracks we repaired. Warranty will become void if the foundation is settling, sinking, or the wall is moving.

Foundation Crack (Patched): 5ft

7

\$3,516.66

Subtotal

\$5,020.17

Discount

Multiple crack / spring discount must be installed by end of April -\$500.00

Total

\$4,520.17

Payment