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2002-11-12 11:56:09

Cook County Recorder

30.50

GEORGE E. COLE FORM NO. 801  
LEGAL FORMS  
February, 1985

4



**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**

MTZ 2041371 10/29

CAUTION: 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.

THIS AGREEMENT, made this 7<sup>th</sup> day of November, 2002 between **SOUTHWICK COURTYARDS, L.L.C.**, an Illinois limited liability company duly authorized to transact business in the State of Illinois, party of the first part, **CYNTHIA A. HARVEY**, party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

PROPERTY  
FOR  
RECORD  
OFFICE

**SEE ATTACHED EXHIBIT "A"**

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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND DEFEND**, subject to: **SEE ATTACHED EXHIBIT "B"**

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property describe therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): Part 31-21-402-037-0000  
Address of Real Estate: 5234 Stoneridge Court, Matteson, Illinois 60443

In 7<sup>th</sup> **Witness Whereof**, said Grantor has caused its name to be signed to these presents by its Authorized Manager, this 7<sup>th</sup> day of November, 2002.

SOUTHWICK COURTYARDS, L.L.C., an Illinois limited liability company

By: [Signature]  
Name: Francis Freeman  
Its: Authorized Manager

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w/5  
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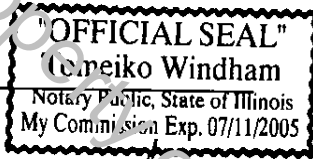
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Francis Freeman personally known to me to be the manager of

SOUTHWICK COURTYARDS, L.L.C., appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Manager of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 7<sup>th</sup> day of November, 2002.

Commission expires \_\_\_\_\_



Tomeiko Windham  
NOTARY PUBLIC

This instrument was prepared by J. David Ballinger  
Schain, Burney, Ross, & Citron LTD  
222 North LaSalle Street, Suite 1920  
Chicago, Illinois 60601

**SEND RECORDED DEED:**

Sydney Sherman  
105 West Madison Street Ste 600  
Chicago, Illinois 60602

**SEND SUBSEQUENT TAX BILLS TO:**

Cynthia A. Harvey  
5234 Stoneridge Court  
Matteson, IL 60443




OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

F:\HOME\Tomeiko\Closings\Southwick\Harvey\SWD.doc

STATE TAX

STATE OF ILLINOIS



NOV.-8.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

1089100000


# 000006801

REAL ESTATE TRANSFER TAX
00164.00
FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV.-8.02

REVENUE STAMP

# 0000091336

REAL ESTATE TRANSFER TAX
00082.00
FP326670

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Exhibit A

Legal Description

PARCEL 1:

THE EAST 24.41 FEET OF LOT 105 IN STONERIDGE COURTYARDS OF MATTESON UNIT ONE, BEING A RESUBDIVISION OF LOT 48 IN FINAL PLAT OF SUBDIVISION SOUTHWEST CORPORATE PARK SUBDIVISION PHASE THREE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9365219 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 99802840, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED SEPTEMBER 15, 2000 AS DOCUMENT 00720867 AND SHOWN ON THE PLAT OF STONERIDGE COURTYARDS OF MATTESON UNIT ONE AFORESAID FOR INGRESS AND EGRESS OVER LOT 100 AFORESAID SUBDIVISION.

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EXHIBIT "B"

SUBJECT TO:

1. General real estate taxes not due and payable at the time of Closing.
2. Applicable zoning and building laws and ordinances.
3. Setback lines and easements as shown on the subdivision plat for the Property.
4. The Southwick Courtyards of Matteson Declaration ("Declaration") of Covenants, Conditions and Restrictions recorded as Document No. 00720867 in Cook County, Illinois.
5. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
6. Easements, agreements, conditions, covenants and restrictions of record, if any.
7. Liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.
8. Schedule B exceptions listed in Mercury Title Company Commitment Numbers 2041371.

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