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

Doc#: 0330919001
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 11/05/2003 08:28 AM Pg: 1 of 5

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

MTZ 205/750/1002 a

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 31ST day of
OCTOBER, 2003 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

DEBORAH C. MURRAY,

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 parties 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 parties 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:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereto 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 parties 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 parties 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 Grantees, 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.

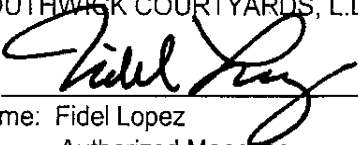
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): Part 31-21-402-033-0000
Address of Real Estate: 5239 Southwick Court, Matteson, Illinois 60443

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Manager, this 31st day of October, 2003.

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

By: 
Name: Fidel Lopez
Its: Authorized Manager

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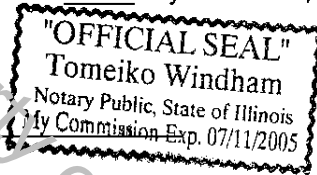
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Fidel Lopez personally known to me to be the _____ of

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 31st day of October, 2003.

Commission expires _____



Tomeiko Windham
NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick
Schain, Burney, Ross, & Citron LTD
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

SEND RECORDED DEED AND SUBSEQUENT TAX BILLS TO:

DEBORAH C. MURRAY
5239 SOUTHWICK COURT
MATTESON, IL 60443

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 30.70 FEET OF LOT 204 IN STONERIDGE COURTYARDS OF MATTESON UNIT TWO, BEING A RESUBDIVISION OF LOT 107 IN STONERIDGE COURTYARDS OF MATTESON UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID STONERIDGE COURTYARDS OF MATTESON UNIT TWO RECORDED NOVEMBER 14, 2002 AS DOCUMENT 0021254554, 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 FIRST AMENDMENT TO SAID DECLARATION RECORDED MARCH 21, 2003 AS DOCUMENT 0030390786 AND AS SHOWN ON THE PLAT OF STONERIDGE COURTYARDS OF MATTESON UNIT TWO AFORESAID AND CREATED BY DEED FROM SOUTHWICK COURTYARDS, L.L.C. TO DEBORAH C. MURRAY DATED Oct 31, 2003 AND RECORDED _____ AS DOCUMENT _____ FOR IN GRESS AND EGRESS OVER LOT 200 IN SAID STONERIDGE COURTYARDS OF MATTESON UNIT TWO, AFORESAID.

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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 2051750.

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