

UNOFFICIAL COPY

MC 2052256/10
BIC

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

(7)



Doc#: 0405144088
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/20/2004 10:56 AM Pg: 1 of 4

M.G.R. TITLE

THIS AGREEMENT, made this 17th day of February, 2004 between **SOUTHWICK COURTYARDS, LLC**, an Illinois limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and Monique Cafe' Mahone, 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:

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 Covenants, Conditions, Easements and Restrictions for Homeowners Association, 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 of 31-21-402-033-0000
Address of Real Estate: 5246 Southwick Court, Matteson, IL 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 2 day of February, 2004.

SOUTHWICK COURTYARDS, LLC, an Illinois limited liability company

By: *Fidel Lopez*
Name: Fidel Lopez
Its: Authorized Manager

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 an Authorized Manager of

SOUTHWICK COURTYARDS, LLC, 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.

Given under my hand and official seal this 2nd day of February, 2004.



Commission expires _____

Kathleen McMahon-Ortiz
NOTARY PUBLIC

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

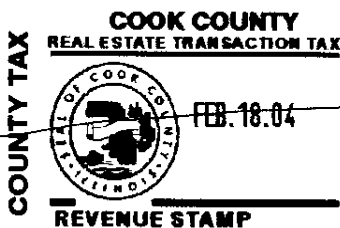
MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

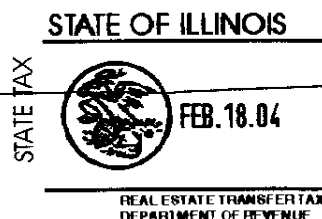
Dana Thomas-Brown
21141 Governor's Highway Ste. 304
Matteson, IL 60443

Monique Cafe' Mahone
5246 Southwick Court,
Matteson, IL 60443

OR RECORDER'S OFFICE BOX NO. _____



REAL ESTATE TRANSFER TAX
0008925
FP326670



REAL ESTATE TRANSFER TAX
0017850
FP326669

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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 Courtyard 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 Number 2052256

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LEGAL DESCRIPTION

UNIT C:

THE WEST 26.15 FEET OF THE EAST 136.10 FEET OF LOT 202 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 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 BENJAMIN DAVIS DATED AUGUST 15, 2003 FOR INGRESS AND EGRESS OVER LOT 200 IN SAID STONERIDGE COURTYARDS OF MATTESON UNIT TWO, AFORESAID.

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