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0430235260

SPECIAL WARRANTY DEED

Doc#: 0430235260
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 10/28/2004 12:45 PM Pg: 1 of 5

8250329-D2-TMS (10/23)

THIS AGREEMENT, made this 22nd day of October, 2004 between **95TH & COOK, L.L.C.**, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and **MMTC, INC.**, an Illinois corporation, Grantee, **WITNESSETH**, that the Grantor, 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 Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Manager, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, 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 Grantor, 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 Grantee, its heirs and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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 with respect to 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"**.

Permanent Real Estate Index Number(s): 24-09-107-033-0000

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 22nd day of October, 2004.

95th & COOK, L.L.C., an Illinois limited liability company

By: Michael D. Firsel
Name: MICHAEL D. FIRSEL
Its: Manager

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EXEMPT UNDER THE REAL ESTATE TRANSFER TAX LAW
35 ILCS 200/31-45(e) and Cook County Ord. 95104 Par. E

Sign: [Signature] Date: 10-22-04

Box 400-CTCC

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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 Michael D. Fiesel, personally known to me to be the Manager of 95th & Cook, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared, before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of October, 2004.

Commission expires _____ 20



Christine S. Bricker

NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED
AND AFTER RECORDING MAIL TO:**

Theresa Unkrur
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle Street
Suite 1910
Chicago, Illinois.

SEND SUBSEQUENT TAX BILLS TO:

MMTC, Inc.
Two Mid America Plaza, 3rd Floor
Oak Brook Terrace, Illinois 60181

Cook County Clerk's Office

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EXHIBIT A Legal Description

Lots 26 through 32, inclusive, and the South 10.5 feet of Lot 33, along with the vacated Northeast/Southwest alley lying Northwest of and adjacent to Lots 28 through 31, inclusive, and lying Southeast of and adjacent to Lot 32, all in Block 1 in Minnick's Oak Lawn Subdivision, a subdivision of the Northwest $\frac{1}{4}$ and the West 20 acres of the Northeast $\frac{1}{4}$ of Section 9, Township 37 North, Range 13, East of the Third Principal Meridian, (except the North 699.94 feet of the East 696.00 feet thereof), all in Cook County, Illinois.

24-09-1000-033-0000

9526 S. Cook Avenue

OAK LAWN, IL.

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Exhibit "B"

Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Easement disclaimer made by the Commonwealth Edison Company Recorded March 12, 1992 as Document 92160679 (Affects Alley);

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

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

Dated October 22, 2004.

95th & Cook, L.L.C.

By: Christine J. Pruske
agent

Subscribed and sworn to before me by the said agent, this 22nd day of October, 2004.

Notary Public

Nichole M. Ely

NICHOLE M. ELY
Notary Public, State of Illinois
My Commission Exp. 12/04/20

The grantee or his 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.

Dated October 22, 2004.

MMTC, Inc.

By: Christine J. Pruske
agent

Subscribed and sworn to before me by the said agent, this 22nd day of October, 2004.

Notary Public

Nichole M. Ely

NICHOLE M. ELY
Notary Public, State of Illinois
My Commission Exp. 12/04/20

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]
Christine\REForms\CLOSINGS\G&Gstmt.doc