



Doc#: 0519444024
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 07/13/2005 11:24 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of April, 2005, between Madison Street Commons, L.L.C., an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, ("Grantor"),
JOSEPH CARTER AND CANDACE CARTER,
("Grantee") having an address of 819 Columbian Avenue, Oak Park, Illinois 60302

* AS Joint tenants, Husband and wife.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns, by all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as Unit 204, 7243 Madison Street, Forest Park, Illinois 60130

Permanent Index Number: 15-12-435-024-0000; 15-12-435-027-0000;
15-12-435-024-0000; 15-12-435-027-0000
(affects this unit and other property)

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 Ownership for Madison Commons Condominium Association (the "Declaration"), and Grantor reserves to itself,

MAIL TO:

Send subsequent tax bills to

Jonathan P. Sherry
150 N. Wacker # 2020
Chicago, IL 60606

JOSEPH AND CANDACE CARTER
Unit 204, 7243 Madison Street
Forest Park, Illinois 60130

THIS IS TO CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT.

TICOR TITLE INSURANCE COMPANY

BY:

Tony B
7-12-05

BOX 15

396502 10P3

TICOR TITLE INSURANCE

UNOFFICIAL COPY

its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described 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.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in 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, and Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and Grantee's 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 FOREVER DEFEND, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefore; rights of the public, the Village of Forest Park and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 26th day of April, 2005.

MADISON STREET COMMONS, LLC,
an Illinois Limited Liability Company

THIS IS TO CERTIFY THAT THIS IS A TRUE AND
EXACT COPY OF THE ORIGINAL DOCUMENT.

TICOR TITLE INSURANCE COMPANY

BY

Timothy J. Anderson
7-12-05

By: Focus Development, Inc.,
an Illinois Corporation, its Manager

By:

Timothy J. Anderson
TIMOTHY J. ANDERSON,
Its Manager

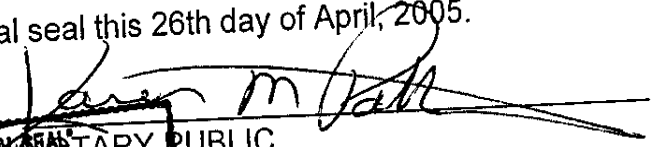
UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY J. ANDERSON personally known to me to be the Manager of Focus Development, Inc., an Illinois Corporation, General Partner of Madison Street Commons, LLC, an Illinois Limited Liability Company, 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 acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said company 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.

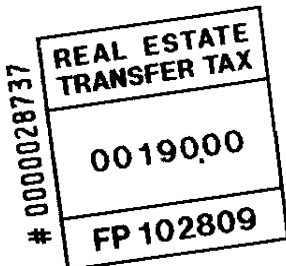
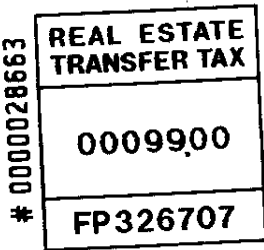
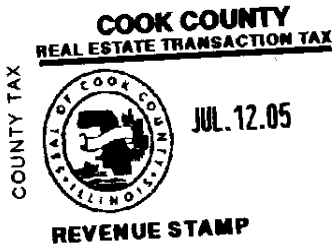
GIVEN under my hand and official seal this 26th day of April, 2005.

Commission expires:



"OFFICIAL SEAL"
 Karen M. Patterson
 Notary Public, State of Illinois
 My Commission Expires 6-2-2007

This document prepared by: Karen Patterson, Karm, Winand & Patterson, 800 Waukegan Road, Suite 202, Glenview, Illinois 60025



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STREET ADDRESS: 7243 MADISON
CITY: FOREST PARK
TAX NUMBER: 15-12-435-024-0000

#204

COUNTY: COOK COUNTY

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 204 IN THE MADISON COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF LOTS 9, 10, 11, 12, 13 AND 14 IN BLOCK 3 IN C. AND J. SCHLUND'S SUBDIVISION OF BLOCKS 25, 26, 27, 38 AND 39 OF RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511519080; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE P-13 , A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

Copy of Cook County Clerk's Office

APR-25-05 13:37

FROM-

UNOFFICIAL COPY

VILLAGE OF

BIG CITY ACCESS
SMALL TOWN CHARM**CERTIFICATE OF COMPLIANCE**

To Whom It May Concern:

RE: 7243 Madison Street Unit # 204

NUMBER OF DWELLING UNITS: B-1 Condominium**Anthony T. Calderone**
MAYORDEPARTMENT OF
PUBLIC HEALTH & SAFETY
517 DESPLAINES AVENUE
FOREST PARK, ILLINOIS 60130
708-366-2323
FAX 708-366-6505
www.forestpark.net**Mark S. Hasty**
COMMISSIONER**Nancy Hill**
DIRECTOR OF
COMMUNITY DEVELOPMENT

This shall certify the above-captioned property has been inspected in accordance with Section 10-5C of the Municipal Code of the Village of Forest Park; and

Further, that said inspection revealed all applicable building regulations have been met.

(By virtue of the issuance of said "Certificate of Compliance", the Village of Forest Park does not guarantee the subject premises to be free of mechanical, electrical or structural defects and the Village shall not be responsible or liable for any claims arising from such defects).

The maximum permitted occupancy for this unit is 2 persons.

(BOCA Code Section PM_405).

This "Certificate of Compliance" issued this 25th day of April, 2005.

Signed:

Christopher M. Thornton
Director of Code EnforcementCMT/bs
Receipt #050447
Amount \$200.

APR-25-05

13:37

FROM-

UNOFFICIAL COPY

T-013

P.003/006

F-105

Property of Cook County Clerk's Office

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE

No. 1377

AS 4/25/05
Approved/Date

*7243 Madison
204*