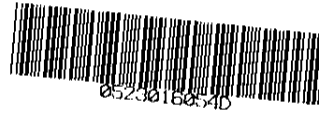


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SPECIAL WARRANTY DEED

Prepared by:

Jeffrey A. Richman, Esq.
Equity Client Services, LLC
303 West Madison, Suite 1000
Chicago, IL 60606

Doc#: 0523016054 Fee: \$30.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/18/2005 11:47 AM Pg: 1 of 4

Jan Bobel
After Recording, Mail To:

MIGDALIA SEGOVIA
9670 Franklin Ave. Ste
Franklin Park, IL 309
60131

On this date July 18, 2005, Know All Men By These Presents That The Crossings at Franklin Station LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by Migdalia Segovia, a single woman, whether one or more, (the "Grantee") who resides at 9670 Franklin Ave. #309 Franklin Park to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described property, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION



First American Title
Order # 1129309 (1 of 3)

Commonly known as: 6-29-05 PS Unit(s) 309, 9670 Franklin Avenue, Franklin Park, Illinois 60131

P.I.N.: Not Divided; part of 12-28-206-002, 12-28-206-003, 12-28-206-004, 12-28-206-005, 12-28-206-006, 12-28-206-007, 12-28-206-008, 12-28-206-009, 12-28-206-010, 12-28-206-011, 12-28-206-012 and 12-28-206-013

4LC

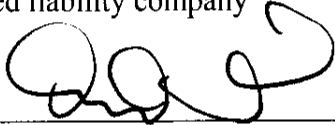
(the "Property") subject to the matters listed on Exhibit "B," attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every

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person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.


THE CROSSINGS AT FRANKLIN STATION LLC,
an Illinois limited liability company

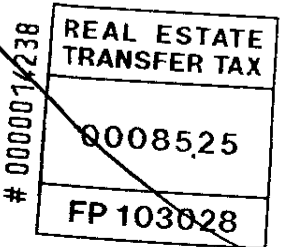
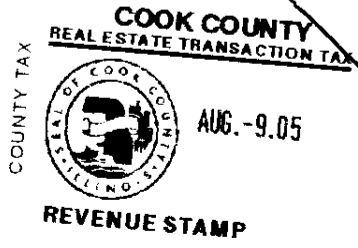
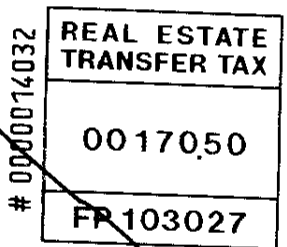
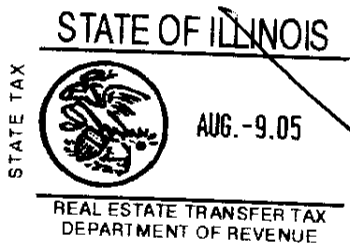
By: 
authorized signatory

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, does hereby certify that DAVID Di PAOLO of The Crossings at Franklin Station LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such and appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said The Crossings at Franklin Station LLC for the uses and purposes therein set forth.

GIVEN under my hand and official on July 18, 2005.


Notary Public
My commission expires: 07-25-09



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EXHIBIT A

UNIT NO. 309 IN THE CROSSINGS AT FRANKLIN STATION CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1, IN THE CROSSINGS AT FRANKLIN STATION CONSOLIDATION, BEING A RESUBDIVISION OF THAT PART OF LOT 6 THROUGH 19 AND LOT D INCLUSIVE, LYING NORTHWESTERLY OF A LINE PERPENDICULAR TO FRANKLIN AVENUE COMMENCING 317.90 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 6, IN BLOCK 1 IN THE FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF FRANKLIN PARK, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT ~~XX~~ TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 30, 2003, AS DOCUMENT NO. 0518127119, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P-17, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-15 and PS-17 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

GRANTOR ALSO HEREBY GRANTS TO GRANTEEES AND GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 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.

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EXHIBIT B

Permitted Exceptions

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Illinois Condominium Property Act;
- (3) the Declaration of Condominium;
- (4) Declaration of Easements, Restrictions and Covenants as recorded by document 0518127118.
- (5) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (6) leases and licenses affecting the Common Elements;
- (7) public and utility easements; including easements for public utilities in any portion of alley vacated by document 0509034143
- (8) matters insured over by First American Title Insurance Company;
- (9) Acts done or suffered by Grantee.

Property of Cook County Clerk's Office