. SPECIAL WARRANTY DEED Statutory (ILLINOIS)

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Doc#: "Gene" Moore
Eugene "Gene" Recorder of Deeds
Cook County Recorder of AM Pg: 1 of 3
Date: 08/18/2005 11:57 AM Pg: 1

FIRST AMERICAN TITLE
ORDER * LUNG GOOD

THE GRANTOR, RTG – OAK LAWN, L.L.C., an Illinois limited liability company, c/o R.T.G. Land Development Corporation, 322 W. Burlington Avenue, LaGrange, Illinois 60525, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to STEPHEN O'MALLEY and CYNTHIA A. O'MALLEY, husband and wife, of 4900 W. 64th Street, Chicago, Illinois 60658, GRANTEE, not in Tenancy in Common, but in Joint Tenancy, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEF EXHIBIT "A" ATTACHED

Commonly Known As: Unit #212 and Parking Space E2, 9440 South 51st Avenue, Oak Lawn, Illinois 60453

P.I.N: 24-04-417-013-0000, 24-04-417-014-0000, 24-04-417-015-0000, 24-04-417-016-0000, 24-04-417-027-0000, 24-04-417-028-0000, 24-04-417-029-0000, 24-04-417-030-0000, 24-04-417-031-0000, 24-04-417-032-0000, 24-04-417-033-0000, 24-04-417-034-0000, 24-04-417-035-0000, 24-04-417-036-0000, 24-04-417-037-0000, 24-04-417-038-0000, 24-04-417-039-0000, 24-04-417-040-0000 and 24-04-417-041-0000 (affects underlying land)

The Real Estate does not constitute Homestead Property.

SUBJECT TO: (a) general real estate taxes not yet due as of the date bereof: (b) the Declaration of Condominium for 51st Avenue Station Condominium, as amended from time to time ("Declaration"); (c) utility, drainage and access easements; (d) building, building line and use or occupancy restrictions, conditions and covenants of record; (e) zoning laws and ordinances; (f) the Illinois Condominium Property Act; (g) drainage ditches, laterals, feeders, and drainage tiles; (h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to Grantee; (i) rights of the Village, State of Illinois, the public and owners of adjoining land in and to that portion of the land within the vacated alley, and any easements lying therein; and (j) acts done or suffered by Grantee (collectively the "Permitted Exceptions").

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of said Real Estate set forth in the Declaration; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and incorporated herein.

There were no tenants in the Real Estate as the improvements have been newly constructed.

charge or encumbrance against said Re	al Estate which is not shown among the Permitted Exceptions; and Real Estate to the extent of the warranties made herein against lawful
DATED this 18th day of	July , 20 <u>05</u> .
RTO BY: Mar By:	G-OAK LAWN, L.L.C. R.T.G. LAND DEVELOPMENT CORPORATION, pager Luckel Linuary Its President
STATE OF ILLINCIS) ss. COUNTY OF DUPAGE).	
that RICHARD GAMMONLEY, person DEVELOPMENT CORPORATION, the company, and personally known to me instrument, appeared before me this day signed and delivered the said instrument	ic, in and for the County and State aforesaid, DO HEREBY CERTIFY, nally known to me to be the President of R.T.G. LAND wide ager of RTG – OAK LAWN, L.L.C., an Illinois limited liability to be the same person whose name is subscribed to the foregoing in person and acknowledged that as such President he or she pursuan to authority of the Board of Directors of said Corporation as ne free and joli ntary act of the Corporation and the Company. seal this OFFICIAL SEAL SARAH M CAIN NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 06/23/08 Gregory F. Smith, Esq.
The second district of the second sec	Lillig & Thorsness, Ltd. 1900 Spring Road, Suite 200 Oak Brook, IL 60523 (630) 571-1900
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
MATTHAN F. ZUBEK	STEVE D'malley
MATTHAN F. ZUBEK 8855 S. Ridgeland, #211	4440 S. SIIT KUE.
708-430-4280 Village Real Estate	
of Si Oak Lawn	you Oak Lien.

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1: Units 212 and E2 in 51st Avenue Station Condominium as delineated in the survey of the following described property:

51st Avenue Station, A Planned Unit Development, being a Consolidation of part of the West ½ of the West ½ of the Southeast ¼ of Section 4, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, as shown on the plat of Consolidation recorded as document number 0422419054,

which survey is at ached as Exhibit "D" to the Declaration of Condominium recorded as document 05/0/0/039, together with their percentage interest in the common elements.

Parcel 2: Exclusive right to use for storage purposes in and to Storage Space No. SS212, a limited common element, as set forth and defined in said declaration of condominium and survey attached thereto, in Cook County, Illinois.

