

SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)

UNOFFICIAL COPY



Doc#: 0523016068 Fee: \$28.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/18/2005 11:57 AM Pg: 1 of 3

FIRST AMERICAN TITLE  
ORDER # John Group  
1149556 LF2

**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. 64<sup>th</sup> 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:

**SEE EXHIBIT "A" ATTACHED**

Commonly Known As: Unit #212 and Parking Space E2, 9440 South 51<sup>st</sup> 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 hereof; (b) the Declaration of Condominium for 51<sup>st</sup> 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.

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## EXHIBIT "A"

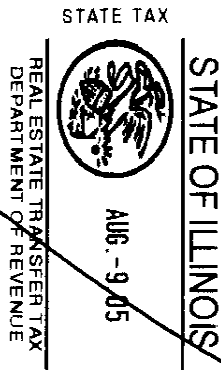
### LEGAL DESCRIPTION

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

51<sup>st</sup> 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,

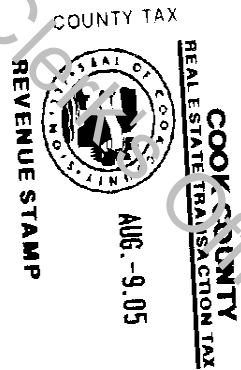
which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document 051099039, together with their percentage interest in the common elements.

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.



# 0000014037

REAL ESTATE TRANSFER TAX	00159.50
FP 103027	



# 0000014243

REAL ESTATE TRANSFER TAX	00079.75
FP 103028	