

**SPECIAL  
WARRANTY DEED**  
Statutory (ILLINOIS)

**UNOFFICIAL COPY**



Doc#: 0527014267 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2005 02:15 PM Pg: 1 of 4

FIRST AMERICAN TITLE

ORDER# JN MP 1167709 10F1

**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 DONALD A. THELEN and JANET F. THELEN, husband and wife, of 10751 S. Sawyer, Chicago, Illinois 60655, **GRANTEE**, not as Tenants in Common and <sup>but</sup> not as Joint Tenants, ~~but as Tenants by the Entirety~~, 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 #412 and Parking Space #P36, 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.

412 RHSP

# UNOFFICIAL COPY

Property of COOK COUNTY

COOK COUNTY  
REAL ESTATE TRANSFER TAX

SEP. 15.05

00001605

#

REAL ESTATE TRANSFER TAX
00155.00
FP 103028

REVENUE STAMP

STATE OF ILLINOIS

SEP. 15.05

000015967

#

REAL ESTATE TRANSFER TAX
00310.00
FP 103027

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

The Grantor warrants to the Grantee that Grantor has not created or permitted to be created any lien, charge or encumbrance against said Real Estate which is not shown among the Permitted Exceptions; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against lawful claims of all persons.

DATED this 17<sup>th</sup> day of August, 2005.

RTG - OAK LAWN, L.L.C.  
BY: R.T.G. LAND DEVELOPMENT CORPORATION,  
Manager  
By: [Signature]  
Its \_\_\_\_\_ President

STATE OF ILLINOIS )  
) ss.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RICHARD GAMMONLEY, personally known to me to be the \_\_\_\_\_ President of R.T.G. LAND DEVELOPMENT CORPORATION, the Manager of RTG - OAK LAWN, 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 acknowledged that as such \_\_\_\_\_ President he or she signed and delivered the said instrument pursuant to authority of the Board of Directors of said Corporation as his or her free and voluntary act, and as the free and voluntary act of the Corporation and the Company.

Given under my hand and official seal this 17<sup>th</sup> day of August, 2005.

[Signature]  
Notary Public



This instrument was prepared by:

Gregory F. Smith, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523  
(630) 571-1900

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Tina Zerich  
10459 S. Kedzie Ave  
Chicago IL 60655

Dorale Thelen  
10751 S. Sawyer  
Chicago IL 60655

Village of Oak Lawn Real Estate Transfer Tax \$300

Village of Oak Lawn Real Estate Transfer Tax \$300

Village of Oak Lawn Real Estate Transfer Tax \$300

Village of Oak Lawn Real Estate Transfer Tax \$10

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## EXHIBIT "A"

### LEGAL DESCRIPTION

Parcel 1: Units 412 and P36 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 0519919039, together with their percentage interest in the common elements.

Parcel 2: Exclusive right to use for storage purposes in and to Storage Space No. SS412, a limited common element, as set forth and defined in said declaration of condominium and survey attached thereto, in Cook County, Illinois.

Property of Cook County Clerk's Office