SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)

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95278 [4787]

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 15F1
ORDER#UN MP 1167709

THE GRANTCK 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 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 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 hereof: (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.

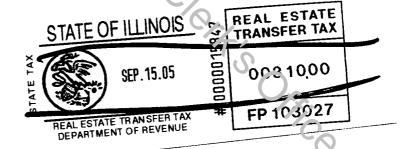
There were no tenants in the Real Estate as the improvements have been newly constructed.



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The Grantor warrants to the charge of encumbrance against said Grantor covenants that it will defend claims of all persons.	Grance hat Grant has not created of pervented to be created any lien, d Real Estate which is not shown among the Permitted Exceptions; and I said Real Estate to the extent of the warranties made herein against lawful
DATED thisday of	August , 20 05.
	RTG – OAK LAWN, L.L.C. BY: R.T.G. LAND DEVELOPMENT CORPORATION, Manager By:
STATE OF ILLINOIS) ss.	
COUNTY OF DUPAGE	
that RICHARD GAMMONLEY, p DEVELOPMENT CORPORATION company, and personally known to instrument, appeared before me this signed and delivered the said instru	Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, ders chally known to me to be the President of R.T.G. LAND N, the Manager of RTG – OAK LAWN, L.L.C., an Illinois limited liability of me to be the same person whose name is subscribed to the foregoing s day in person and acknowledged that as such President he or she ment pursuant to authority of the Board of Directors of said Corporation as I as the free and voluntary act of the Corporation and the Company. The day of, 20_5
This instrument was prepared by:	Notary Public Notary Public OFFICIAL SEAL SARAH M CAIN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/23/08 1900 Spring Road, Suite 200 Oak Brook, IL 60523 (630) 571-1900
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Tina 26KICH	Dongle Tholon
10459 S. KeDZIE AND CHICKSO ILLOCOSS	10751 J. Sayer
Chicago 1260ass	Chicago 166ass
Village Real Estate Transfer Tax Villag of of of Oak Lawn \$300 Oak La	¢200 of

Village Real Estate Transfer Tax
of \$10

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1: Units 412 and P36 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 a tached as Exhibit "D" to the Declaration of Condominium recorded as document 051991963°, 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 so, forth and defined in said declaration of condominium and survey attached thereto, in Cook County, Illinois.

and demic.
County, Illinois.