

112

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316510 GSON

## SPECIAL WARRANTY DEED



Doc#: 0600540137 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/05/2006 12:22 PM Pg: 1 of 5

THIS INDENTURE, made this 6th day of May, 2005, between Madison Street Commons, L.L.C., an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, ("Grantor"), GRACE GEOGHEGAN, UNMARRIED ("Grantee") having an address of 513 Beloit Avenue, Forest Park, Illinois 60130

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. 1391  
OB 4-28-05  
Approved/Date

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, AMEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns, by all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as Unit 215, 7243 Madison Street, Forest Park, Illinois 60130

Permanent Index Number: 15-12-435-024-0000; 15-12-435-025-0000;  
15-12-435-026-0000; 15-12-435-027-0000  
(affects this unit and other property)

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for Madison Commons Condominium Association (the "Declaration"), and Grantor reserves to itself,

MAIL TO:

MICHAEL J. GOGGIN  
216 S. MARION  
OAK PARK IL 60302

Send subsequent tax bills to


GRACE GEOGHEGAN


Unit 215, 7243 Madison Street  
Forest Park, Illinois 60130

BOX 15

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Property of Cook County Clerk's Office

STATE TAX	<b>STATE OF ILLINOIS</b>	# 0000031786	<b>REAL ESTATE TRANSFER TAX</b>
	 DEC.21.05		0021450
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102809

COUNTY TAX	<b>COOK COUNTY REAL ESTATE TRANSACTION TAX</b>	# 0000031686	<b>REAL ESTATE TRANSFER TAX</b>
	 DEC.21.05		0010725
	REVENUE STAMP		FP326707

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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.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and Grantee's heirs and assigns forever.

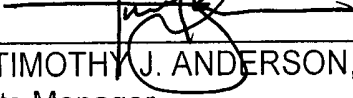
And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and Grantee's heirs and assigns, that it has not done or suffered to be done, anything, whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefore; rights of the public, the Village of Forest Park and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 6th day of May, 2005.

MADISON STREET COMMONS, LLC,  
an Illinois Limited Liability Company

By: Focus Development, Inc.,  
an Illinois Corporation, its Manager

By:   
TIMOTHY J. ANDERSON,  
Its Manager

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STATE OF ILLINOIS)  
                                           )SS  
 COUNTY OF COOK)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY J. ANDERSON personally known to me to be the Manager of Focus Development, Inc., an Illinois Corporation, General Partner of Madison Street Commons, LLC, an Illinois Limited Liability Company, 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 Manager, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6th day of May, 2005.

Commission expires: 3/30/06



\_\_\_\_\_  
 NOTARY PUBLIC

This document prepared by: Karen Patterson, Karm, Winand & Patterson, 800  
 Waukegan Road, Suite 202, Glenview, Illinois 60025

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## EXHIBIT "A"

PARCEL 1  
UNIT NUMBER 215 IN THE MADISON COMMONS CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF LOTS 9, 10, 11, 12, 13 AND 14 IN BLOCK 3 IN C. AND J. SCHLUND'S  
SUBDIVISION OF BLOCKS 25, 26, 27, 38 AND 39 OF RAILROAD ADDITION TO  
HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE  
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511518080; TOGETHER  
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN  
COOK COUNTY ILLINOIS.

PARCEL 2  
THE RIGHT TO THE USE OF PARKING SPACE ~~P-60P~~, A LIMITED COMMON  
ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF  
CONDOMINIUM AFORESAID.

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