

UNOFFICIAL COPY



Doc#: 0615618093 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/05/2006 02:16 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, Hazel Crest, LLC, an Illinois limited liability company, for and in consideration of ten and no/100 (\$10.00) dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged does hereby grant, convey and warrant, but solely under this special warranty hereinafter expressed, subject to the

permitted exceptions set forth in Exhibit A, which is attached hereto and made a part hereof, unto **Hazel Crest MH², LLC**, an Illinois limited liability company, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lots 11 through 30, both inclusive, in Block 2 in Orchard Ridge Addition to South Harvey, being a subdivision of the South 1/2 of the Northwest 1/4 of Section 30, Township 36 North, Range 14 East of the Third Principal Meridian, also of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 25, also of the East 16.00 feet of the Northeast 1/4 of the Northeast 1/4 of Section 25, both in Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

P.I.N.: 29-30-123-001; 29-30-123-002; 29-30-123-003; 29-30-123-004; 29-30-123-005, 29-30-123-006; 29-30-123-007; 29-30-123-021; 29-30-123-022; 29-30-123-023; 29-30-123-024; 29-30-123-025; 29-30-123-026; 29-30-123-027; 29-30-123-028; 29-30-123-029; 29-30-123-030; 29-30-123-031; and 29-30-123-032.

Address of Real Estate: 16902 Dixie Highway, Village of Hazel Crest, Illinois

TO HAVE AND TO HOLD the herein described property, together with the appurtenances, estate, title and interests thereto belonging, or in anywise appertaining unto the said Grantee, its heirs, successors and assigns forever. Grantor hereby warrants the title to said property against the unlawful claims of all persons claiming, or, to claim the same or any part thereof, by, through, or under the said Grantor, but not further or otherwise.

Handwritten notes: 1085, N01052246/N0510354, HM

Near North National Title
222 N. LaSalle
Chicago, IL 60601


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EXHIBIT A

LIST OF PERMITTED EXCEPTIONS

1. General real estate taxes for the years 2005 second installment and 2006. Tax numbers:

29-30-123-001,
 29-30-123-002,
 29-30-123-003,
 29-30-123-004,
 29-30-123-005,
 29-30-123-006,
 29-30-123-007,
 29-30-123-021,
 29-30-123-022,
 29-30-123-023,
 29-30-123-024,
 29-30-123-025,
 29-30-123-026,
 29-30-123-027,
 29-30-123-028,
 29-30-123-029,
 29-30-123-030,
 29-30-123-031, and
 29-30-123-032.

STATE TAX  JUN. -5.06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	2988	REAL ESTATE TRANSFER TAX
	# 0000094842	0055000
		FP326669

COUNTY TAX  JUN. -5.06 REVENUE STAMP	# 0000001980	REAL ESTATE TRANSFER TAX
		0027500
		FP 103042

2. Rights of tenants, including Mobile home park pad tenants and mobile home tenants, as tenants only, with no right to purchase said pads, and of all parties claiming by, through or under them.
3. Encroachment of the 1-story frame residence located on Lots 22 and 23 over the West lines of said lots onto the adjoining public alley by 2.45 to 2.64 feet, as shown on Plat of Survey No. 06-0005 dated January 16, 2006 by Jens K. Doe Professional Land Surveyors, P.C ("Survey").
4. Two fences lying west of the West lines of Lots 24 through 30 and a fence meandering along and over the South line of Lot 30, as shown on the Survey.