# NOI052246/NOSI0354 HM

# **UNOFFICIAL COPY**



SPECIAL WARRANTY DEED

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

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

permitted exceptions set form in Exhibit A, which is attached hereto and made a part hereof, unto Hazel Crest MH'2, 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 ½ of the Northwest ¼ of Section 30, Township 36 North, Range 14 East of the Third Principal Meridian, also of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 25, a'so of the East 16.00 feet of the Northeast ¼ of the Northeast ¼ of Section 25, beth 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.

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

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IN WITNESS WHEREOF, said Grantor has subscribed its name hereto, in the City of Chicago, State of Illinois, this Zaday of June, 2006.

| HAZEL     | CREST, LLC | , an | Illinois | limited |
|-----------|------------|------|----------|---------|
| liability | company    | •    |          |         |

Midpoint Holdings, LLC, an Ohio By: limited liability company, its sole member

By:

Aaron C. Jurski its Member

STATE OF ILLINOIS

COUNTY OF LOOK

I, \_\_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aaron Jurski, member of Midpoint Holdings, LLC, the sole member of Hazel Crest, LLC, personally known to me to be the person whose name is subscribed to the foregoing instrument as such member, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said Limited Liability Company for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this L

day of June, 2006.

OFFICIAL SEAL **KELLY CONNOR NICHOLAS** 

### **DOCUMENT PREPARED BY:**

achter, Gregory & Finocchiaro, P.C.

200 Estate Drive, Suite 150

alle entield, IL 60015

Attn: Barbara C. Raffaldini

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rankl w. Ia ete # 1401

w. washington st

hicorp, Illinois 60614

## SEND SUBSEQUENT TAX BILLS TO:

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Chicago, Tilinais

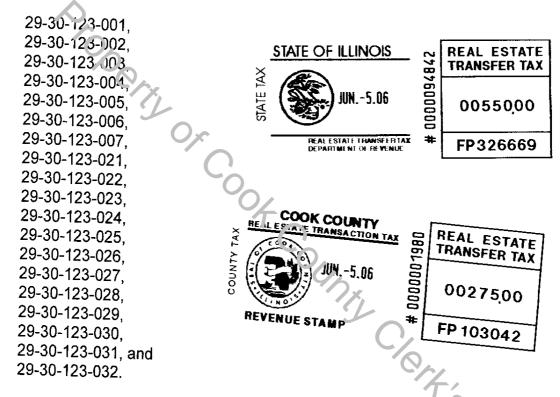
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### **EXHIBIT A**

### LIST OF PERMITTED EXCEPTIONS

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



- 2. Rights of tenants, including Mobile home park pad tenants and movile come tenants, as tenants only, with no right to purchase said pads, and of all parties claiming by, through or under them.
- 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").
- 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.