

UNOFFICIAL COPY

Special Warranty Deed (LLC to Individual)



Doc#: 0620504132 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 07/24/2006 02:05 PM Pg: 1 of 2

GRANTOR, Morningside Midco Residential, L.L.C., authorized to transact business in the State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Administrative Board of said corporation, CONVEYS and WARRANTS to the GRANTEE, Robert Williamson,

the following described real estate in the County of Cook in the State of Illinois:

ADDRESS: 5100 W. 96th Street, Unit 510 Oak Lawn, IL 60453 and parking space 60 UNDERLYING PIN NUMBERS:

- 24-09-202-016-0000; 24-09-202-017-0000; 24-09-202-018-0000; 24-09-202-019-0000; 24-09-202-020-0000; 24-09-202-021-0000; 24-09-202-022-0000; 24-09-202-023-0000; 24-09-202-036-0000; 24-09-202-037-0000; 24-09-202-038-0000; 24-09-202-039-0000; 24-09-202-040-0000; 24-09-202-041-0000; 24-09-202-042-0000; 24-09-202-043-0000

SEE ATTACHED FOR LEGAL DESCRIPTION

Together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto the Grantees.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning and building laws or ordinances; (3) the Declaration including any and all exhibits thereto and amendments thereof as permitted by the Declaration and the Act; (4) provisions of the Act; (5) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; (6) acts done or suffered by Purchaser, or anyone claiming, by, through, or under Purchaser; and (7) liens, encroachments and other matters as to which the Title Insurer commits to insure Purchaser against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 13th day of July 2006.

Morningside Midco Residential, L.L.C.

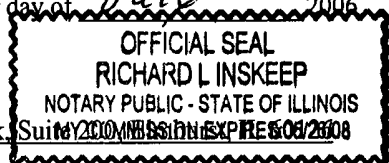
by: [Signature] Managing Member - David M. Strosberg

STATE OF ILLINOIS DUPAGE COUNTY ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that David M. Strosberg personally known to me to be the Managing Member of Morningside Midco Residential, LLC, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Managing Member, he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said limited liability 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 notary seal, this 13th day of July 2006

[Signature] Notary Public.



This Document was Prepared by: Richard L. Inskip, Attorney, 100 South York, Suite 200, Oak Brook, IL 60155

Mail to: NAOMI H. SCHUSTER, 7480 W. COLLEGE DR #101, PALMS HEIGHTS, IL 60463

Send Tax Bills to: Robert Williamson, 5100 W 96th St #510, OAK LAWN, IL 60453

Handwritten notes: 1 of 2, C.T.I./M, 43304914, 2005452228, 2

Handwritten note: DON 333-671

Vertical text on the left margin: Village of Oak Lawn Real Estate Transfer Tax \$1000, Village of Oak Lawn Real Estate Transfer Tax \$500, Village of Oak Lawn Real Estate Transfer Tax \$50, Village of Oak Lawn Real Estate Transfer Tax \$20, Village of Oak Lawn Real Estate Transfer Tax \$20

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1410 008339894 HL
 STREET ADDRESS: 5100 W. 95TH STREET UNIT 510
 CITY: OAK LAWN COUNTY: COOK
 TAX NUMBER: 24-09-202-016-0000

LEGAL DESCRIPTION:

UNITS 510 AND PS-60 IN THE MORNINGSIDE ARBOR COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 LOT 1 OF CHILDRENS' MUSEUM RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 1 OF CAMPBELL'S 1ST ADDITION TO OAK LAWN AND PART OF BLOCK 6 OF CAMPBELL'S 1ST ADDITION TO OAK LAWN IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0613532113, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS "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, AFORESAID, AND GRANTOR RESERVES TO ITSELF, 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."

