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**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

GIT



Doc#: 0631947037 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/15/2006 08:07 AM Pg: 1 of 4

430 (058) m&e (1/3)
THIS AGREEMENT, made this 27th day
of October 2006 between **SOUTHWICK
COURTYARDS II, LLC**, an Illinois limited liability
company duly authorized to transact business in
the State of Illinois, party of the first part, and
Elaine Godwin, ~~WITNESSETH~~ of 2017 W. 171st,
Hazel Crest, Illinois, party of the second part, of
WITNESSETH, that the party of the first part, for
and in consideration of the sum of TEN AND
NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the
receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by
these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its
heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State
of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and
all the estate, right, title, interest claim or demand whatsoever of the party of the first part, either in law or 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 party of the second part, its heirs
and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and
with the party of the second part, its 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 DEFEND, subject to: **SEE ATTACHED EXHIBIT "B"**

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 Covenants, Conditions, Easements and Restrictions for Homeowners Association, 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 describe 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.


Permanent Real Estate Index Number(s): Part of 31-21-402-063-0000
Address of Real Estate: 5241 Mayfair Lane, Matteson, IL 60443

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Manager, this 20th day of October, 2006.

SOUTHWICK COURTYARDS II, LLC, an Illinois limited liability company

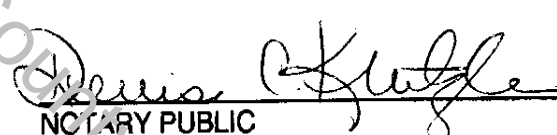
By: 
Name: Francis F. Freeman
Its: Authorized Manager

State of Illinois of Cook County ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Francis F. Freeman personally known to me to be an Authorized Manager of

SOUTHWICK COURTYARDS II, LLC, appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Manager of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of October, 2006.




NOTARY PUBLIC

This instrument was prepared by: Gary L. Plotnick, Schain, Burnet, Ross, & Citron LTD, 222 North LaSalle Street, Suite 1920, Chicago, Illinois 60601

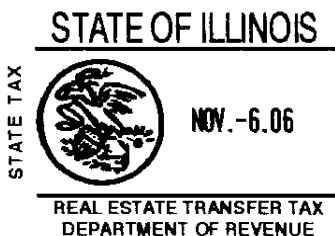
MAIL TO:

Elaine Godwin-~~Johnson~~
5241 Mayfair Lane
Matteson, IL 60443

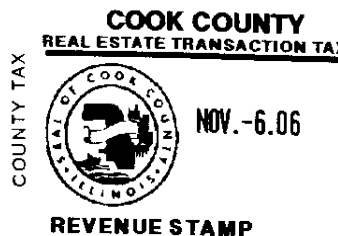
SEND SUBSEQUENT TAX BILLS TO:

Elaine Godwin-~~Johnson~~
5241 Mayfair Lane,
Matteson, IL 60443

OR RECORDER'S OFFICE BOX NO. _____



# 0000038718	REAL ESTATE TRANSFER TAX
	0022250
	FP 103014



# 0000038439	REAL ESTATE TRANSFER TAX
	0011125
	FP 103017

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EXHIBIT "B"

SUBJECT TO:

1. General real estate taxes not due and payable at the time of Closing.
2. Applicable zoning and building laws and ordinances.
3. Setback lines and easements as shown on the subdivision plat for the Property.
4. The Southwick Courtyards II of Matteson Declaration ("Declaration") of Covenants, Conditions and Restrictions recorded as Document No. ~~00720007~~ in Cook County, Illinois.
0600510089
5. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
6. Easements, agreements, conditions, covenants and restrictions of record, if any.
7. Liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.
8. Schedule B exceptions listed in Greater Illinois Title Company Commitment Number 004366658.

Property of Cook County Clerk's Office

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ORDER NO.: 1301 - 004366658
ESCROW NO.: 1301 - 004366658

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STREET ADDRESS: 5241 MAYFAIR LANE
CITY: MATTESON **ZIP CODE:** 60443
TAX NUMBER: 31-21-402-063-0000

COUNTY: COOK

Property of Cook County Clerk's Office
Exhibit A

LEGAL DESCRIPTION:

PARCEL 1: THE WEST 26.18 FEET OF THE EAST 109.94 FEET OF LOT 302 IN STONERIDGE COURTYARDS OF MATTESON UNIT THREE, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0501339043, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0600510089 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.