

UNOFFICIAL COPY



Special Warranty Deed

A08-0201
Name

Doc#: 0809134001 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/31/2008 08:19 AM Pg: 1 of 3

True

X__

This indenture, made this 26th day of March, 2008, between Oak Lawn Mansfield II LLC, an Illinois limited liability company, party of the first part, and Kathy Peka, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$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 the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

* Kathy B. Peka, an unmarried person

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED BY REFERENCE.

PIN: 24-17-212-009-0000 (affects underlying land)

Common Address: 10310-12 S. Mansfield Avenue, Unit 3E, Oak Lawn, IL 60453

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 premise as above described, with the appurtenances, unto the party of the second part, his, her, their heirs and assigns forever.

3

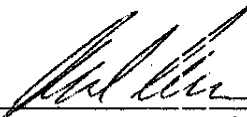
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner 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: (a) Real estate taxes for the current year not due and payable; (b) Existing easements or encroachments and covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed; (d) The Declaration of Condominium Ownership for 10310-12 Mansfield Condominium recorded on ~~July 08/03~~, 2007, as document number 0721516047 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the 10310-12 Mansfield Condominium; (e) The Illinois Condominium Property Act; and (f) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

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This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.



Oak Lawn Mansfield II LLC
By Marek Loza, agent.

03-26-2008

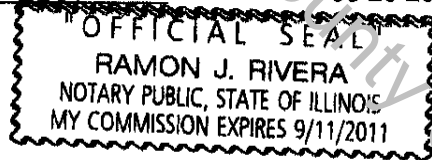
State of Illinois)
County of Cook)

STATE TAX	STATE OF ILLINOIS	# 0000029543	REAL ESTATE TRANSFER TAX
	 MAR. 28. 08		00140.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marek Loza 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 he signed and delivered the said instrument in the capacity as the agent of Oak Lawn Mansfield II LLC for uses and purpose therein set forth.


Notary Public

03-26-2008




After recording mail to:

Mail subsequent tax bills to:

Kathy Pekal
10310-12 S. Mansfield Avenue, Unit 3E
Oak Lawn, IL 60453

Kathy Pekal
10310-12 S. Mansfield Avenue, Unit 3E
Oak Lawn, IL 60453

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000009806	REAL ESTATE TRANSFER TAX
	 MAR. 28. 08		00070.00
	REVENUE STAMP		FP 103042

Village of Oak Lawn	Real Estate Transfer Tax
	\$500

Village of Oak Lawn	Real Estate Transfer Tax
	\$200

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EXHIBIT A

LEGAL DESCRIPTION:

UNIT 3E IN THE 10310-12 S. MANSFIELD CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 35 IN FRANK DELUGACH'S AUSTIN GARDENS SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0721516047, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT GP-1.

24-17-212-009-0000 UNDERLYING PIN

Alliance Title Corporation
5523 N. Cumberland Ave., Ste. 1211
Chicago, IL 60656
(773) 556-2222