

Special Warranty Deed  
(LLC to Individual)

UNOFFICIAL COPY



Doc#: 0811535109 Fee: \$~~35.00~~ 40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/24/2008 09:48 AM Pg: 1 of 3

GRANTOR, MMTC Residential I, LLC  
an Illinois limited liability company,  
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 **GRANTEES**, John D.  
Bauer and Margaret A. Bauer, husband and  
wife, not as tenants in common but as **Joint  
Tenants with right of survivorship**, the  
following described real estate in the County  
of Cook in the State of Illinois:

ADDRESS: 9530 S Cook Avenue, Unit 302 Oak Lawn, IL 60453  
Includes parking space PS-40 and exclusive use of common element storage space S-40 and additional  
common element parking space PLCE-12

UNDERLYING PIN NUMBER:  
24-09-107-037

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  
11th day of April 2008.

MMTC Residential I, LLC

by:

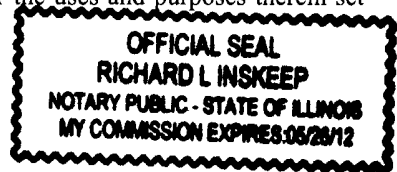
David M. Strosberg 3HC  
Managing Member - David M. Strosberg

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 MMTC Residential I, 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 11th day of April 2008

Richard L. Inskip Notary Public.



This Document was Prepared by: Richard L. Inskip, Attorney, 100 South York, Suite 200, Elmhurst, IL 60126

Mail to: Bernard F. Lord, Esq.  
2940 W. 95th Street  
Evergreen Park, IL 60805

Send Tax Bills to: John and Margaret Bauer  
9530 S. Cook Ave., #302  
Oak Lawn, IL 60453

AMX 333-CT

Oak Lawn Village of Oak Lawn Real Estate Transfer Tax \$20  
Oak Lawn Village of Oak Lawn Real Estate Transfer Tax \$100  
Oak Lawn Village of Oak Lawn Real Estate Transfer Tax \$500  
Oak Lawn Village of Oak Lawn Real Estate Transfer Tax \$20  
Oak Lawn Village of Oak Lawn Real Estate Transfer Tax \$300

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Property of Cook County

STATE OF ILLINOIS

APR. 23. 08



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

1578400000 #

REAL ESTATE  
TRANSFER TAX

0026400

FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

APR. 23. 08



COUNTY TAX

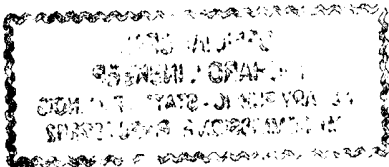
REVENUE STAMP

1578400000 #

REAL ESTATE  
TRANSFER TAX

0013200

FP 103034



**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008376653 DB  
 STREET ADDRESS: 9530 SOUTH COOK AVENUE #302  
 CITY: OAK LAWN COUNTY: COOK  
 TAX NUMBER: 24-09-107-016-0000

**LEGAL DESCRIPTION:**

PARCEL 1: UNITS 302 AND PS-40 IN PRAIRIE TOWN CENTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF OAK LAWN TOWN CENTER , BEING A RESUBDIVISION OF PART OF BLOCK 6 OF OAK LAWN AND PART OF BLOCK 1 OF MINNICK'S OAK LAWN SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PLCE-12 STORAGE SPACE S40, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION RECORDED AS DOCUMENT NUMBER ~.

"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."