

Special Warranty Deed
(LLC to Individual)

UNOFFICIAL COPY



Doc#: 0812701103 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/06/2008 12:32 PM Pg: 1 of 3

GRANTOR, MMTC Residential I, LLC,
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, Nicholas
T. Franek, a single man,
the following described real estate in the
County of Cook in the State of Illinois:

ADDRESS: 9530 S. Cook Avenue, Unit 303 Oak Lawn, IL 60453
Includes parking space PS-58 and exclusive use of common element storage space S-58.

3
D

UNDERLYING PIN NUMBER:
24-09-107-037, 016, 017, 032 & 033

SEE ATTACHED FOR LEGAL DESCRIPTION

Together with the tenements and appurtenances hereunto 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
25th day of April 2008.

1042
S 3-16656 W

MMTC Residential I, LLC

by:

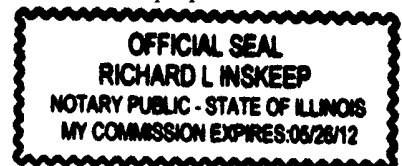
David M. Strosberg
Managing Member - David M. Strosberg

STATE OF ILLINOIS 28034264
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 25th day of April 2008

Richard L. Inskeep Notary Public.



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

Mail to: Mr. Jeffrey Goutheir
4800 E. Randolph Dr., #346
Chicago, IL 60601

Send Tax Bills to: Nicholas T. Franek
9530 S. Cook Ave., #303
Oak Lawn, IL 60453

BOX 333-CT

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STATE OF ILLINOIS

MAY -5.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000078769

REAL ESTATE
TRANSFER TAX

00175.00

FP 103032

Village of Oak Lawn Real Estate Transfer Tax \$500

Village of Oak Lawn Real Estate Transfer Tax \$300

Village of Oak Lawn Real Estate Transfer Tax \$50

Village of Oak Lawn Real Estate Transfer Tax \$25

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY -5.08

COUNTY TAX

SEAL OF COOK COUNTY
ILLINOIS

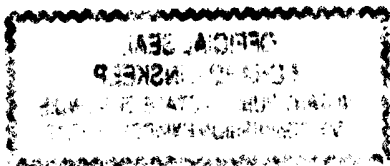
REVENUE STAMP

0000078769

REAL ESTATE
TRANSFER TAX

00087.50

FP 103034



UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008376656 DB

STREET ADDRESS: 9530 S. COOK AVE.

#303

CITY: OAK LAWN

COUNTY: COOK

TAX NUMBER: 24-09-107-016-0000

LEGAL DESCRIPTION:

PARCEL 1: UNITS 303 AND PS-58 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 0808803114 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 ~ AND STORAGE SPACE S--, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION RECORDED AS DOCUMENT NUMBER 0808803114.

"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."