

UNOFFICIAL COPY



Doc#: 0816801061 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/16/2008 10:11 AM Pg: 1 of 4

SPECIAL WARRANTY DEED (Company to Individual)

8444034 CTE CO
THE GRANTOR, **PARK STATION BLVD. CONDOMINIUMS, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of the Village of South Holland, County of Cook, State of Illinois, for the consideration of Ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto THOMAS GUZINSKI, 5705 Midlothian Trail, Midlothian, IL 60445, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent property index no. 27-17-404-036-0000
Property address: 15630 Park Station Blvd, Unit P6, Oriand Park, IL 60462

THIS INSTRUMENT IS SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) the Declaration and the other Condominium Documents; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) encroachments, if any, provided Seller causes the Title Company to insure Purchaser against any loss arising from same; (6) easements, agreements, conditions, covenants, building lines and restrictions of record; (7) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, and (8) liens and other matters of title over which the Title Company is willing to insure at Seller's expense.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 Grantor, 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 Grantee, its successors and assigns forever.

The Grantor for itself, and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, thorough or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

BOX 334 CT


4
g

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS

JUN. 13. 08



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


000049743

REAL ESTATE TRANSFER TAX
00369.00
FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. 13. 08



REVENUE STAMP

000019827

REAL ESTATE TRANSFER TAX
00184.50
FP 103034

UNOFFICIAL COPY

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.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this present by its authorized Manager, this 11th day of June, 2008.

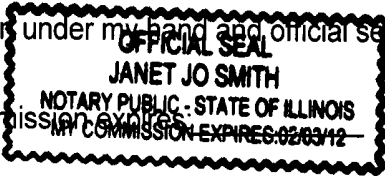
PARK STATION BLVD. CONDOMINIUMS, LLC,
an Illinois limited liability company

By: MPM Realty Capital, LLC,
an Illinois limited liability company, Manager

By: [Signature]
Michael P. Musa, Manager

STATE OF ILLINOIS COUNTY OF COOK ss. I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL P. MUSA, personally known to me to be the authorized Manager of MPM Realty Capital, LLC, an Illinois limited liability company, Manager of Park Station Blvd. Condominiums, LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that as such authorized Manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 11th of June 2008



[Signature]
NOTARY PUBLIC

This instrument was prepared by: Arnold S. Newman, Newman, Boyer & Statham, Ltd., 18400 Maple Creek Drive, Suite 500, Tinley Park, Illinois 60477

MAIL TO: P.O. Box 1454 Frankfort, IL 60423

SEND TAX BILLS TO: Mr. T. Gazinski, P.O. Box 1454
Frankfort, IL 60423

UNOFFICIAL COPY

LEGAL DESCRIPTION

15630 Park Station Blvd., Unit P6, Orland Park, IL 60462

P.I.N. #27-17-404-036-0000
(underlying p.i.n.)

PARCEL 1:

UNIT NUMBER P-6 IN PARK STATION I CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND: PARTS OF LOT 301 TO 304 IN HUGUELET'S COLETTE HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 18, 2008 AS DOCUMENT NUMBER 0810916030 AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS PARKING SPACES PS-3 AND STORAGE ROOMS SR-3 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.