

# UNOFFICIAL COPY

First American Title  
Order # 1816255 WDR

## Special Warranty Deed (LLC to Individual)



Doc#: 0817905147 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/27/2008 12:29 PM Pg: 1 of 3

THIS AGREEMENT, made this 30th day of May, 2008, between Ridgeland Crossing Development, LLC., a 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, party of the first part, and Maria Teresa Perez of 5208 S. Christiana Avenue Chicago, IL 60632, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the members of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

**Legal Description:** Unit 3-202 in Ridgeland Crossing Condominium, as delineated on a plat of survey of the following described tract of land: Parts of Lots 31 through 49, both inclusive, taken as a single tract of land, in Block 16 in White and Coleman's Lavergne Subdivision of Lots 13 to 28 in Cheviot's First Division in the Northwest ¼ of Section 32, Township 39 North, Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded February 14, 2006 as Document Number 0604534002, and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**Permanent Index Number: 16-32-130-069 and 16-32-130-020 and 16-32-130-019 (affects underlying land and other land not shown herein)**

**Commonly Known As: Unit 3-202, 3431 S. Ridgeland Ave. Berwyn, IL 60402**

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, his/her/their 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, 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) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j)

*3013*

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 JUN. 24. 08  
 REVENUE STAMP

# 0000053865  
 REAL ESTATE  
 TRANSFER TAX  
 00074.75  
 FP 103028

STATE TAX  
 STATE OF ILLINOIS  
  
 JUN. 24. 08  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000053659  
 REAL ESTATE  
 TRANSFER TAX  
 00149.50  
 FP 103027

