

8436724-
28030253 1602
Special Warranty Deed
(LLC to Individual)

UNOFFICIAL COPY



Doc#: 0819333151 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/11/2008 01:45 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, Mary A.
Dawson, _____

the following described real estate in the
County of Cook in the State of Illinois:

ADDRESS: 9530 S. Cook Avenue, Unit 514 Oak Lawn, IL 60453
Includes parking space PS-8 and exclusive use of common element storage space S-8.

UNDERLYING PIN NUMBER:

24-09-107-037, 24-09-107-016-0000, 24-09-107-017,
24-09-107-032-0000, 24-09-107-033

SEE ATTACHED FOR LEGAL DESCRIPTION

Together with the tenements and appurtenances thereto 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
30th day of June 2008.

MMTC Residential I, LLC

Village of Oak Lawn Real Estate Transfer Tax \$20

by:

David M. Strosberg
Managing Member - David M. Strosberg

34C

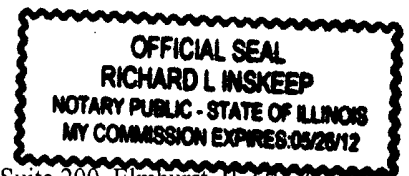
STATE OF ILLINOIS
DUPAGE COUNTY ss.

Village of Oak Lawn Real Estate Transfer Tax \$20

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 30th day of June 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: Joseph Armstrong
25213 E. Tuscany Pt. East
Monroe, IL 60449

Send Tax Bills to: MARY DAWSON
9530 S. COOK AVE UNIT 514
BOX 333-CP LAWN IL 60453

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



JUL. 10.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000050433

REAL ESTATE
TRANSFER TAX

003 16.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 10.08

COUNTY TAX

REVENUE STAMP

000058719

REAL ESTATE
TRANSFER TAX

00158.00

FP 103034

NOTARY PUBLIC STATE OF ILLINOIS
RICHARD J. INSKEEP
OFFICIAL SEAL
MY COMMISSION EXPIRES 02/28/15

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

1401 008436724 F1
9530 S. COOK AVENUE

#514

OAK LAWN
ORDER NUMBER: 24-09-107-016-0000
STREET ADDRESS:

COOK

CITY: COUNTY:

TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1: UNITS 514 AND S-8 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 STORAGE SPACE S-8, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION RECORDED AS DOCUMENT NUMBER 080803114.

"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."