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WARRANTY DEED

This instrument prepared by:
Bethany L. Johnson
Gardiner, Koch, Weisberg & Wrona
53 W. Jackson Blvd, Suite 950
Chicago, Illinois 60604

Send subsequent tax bills to:
14918 Westwood Drive
Orland Park, Illinois 60462



Doc#: 0934231089 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2009 12:47 PM Pg: 1 of 2

Above Space for Recorder's use only

THE GRANTOR, LEGIO X 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, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to HMMC, LLC, MARQUETTE I SERIES, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 14918 Westwood Drive, Orland Park, Illinois 60462, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Parcel A:

UNIT 1 AND 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6526 S. WOODLAWN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0826810045, IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel B:

EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACES NO. ~~P-1~~ AND ~~P-2~~ RESPECTIVELY, AND STORAGE SPACES NO. ~~S-1~~ AND ~~S-2~~, RESPECTIVELY, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-23-119-030-0000
Address of Real Estate: 6526 S. Woodlawn, Units 1 and 2, Chicago, Illinois

Grantor also hereby grants to 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.

Subject to the following exceptions: (i) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as document no. 0826810045, as amended from time to time; (ii) limitations and conditions imposed by the Condominium Property Act; (iii) existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees; (iv) Mechanics Lien Claim recorded December 23, 2008 as document no. 0835850027 in favor of Dee Plumbing and Sewer Inc. and against Clarke Construction, LLC, et. al. for the sum of \$38,150, (v) proceedings pending in the Circuit Court of Cook County, Case No. 09CH19770, on a complaint filed by Dee Plumbing & Sewer Inc., and against Clarke Construction, LLC, et. al. for foreclosure of the mechanic lien recorded as document no. 083580027; (vi) Mechanic Lien

Box 334

346
No. As 5
LMO

60625-3026

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Claim recorded January 9, 2009, as document no. 0900950043 in favor of Pro-Line Door Systems, Inc. and against Clarke Construction, LLC, et. al. for the sum of \$8,374; (vii) Mechanic Lien Claim recorded May 5, 2009 as document no. 0912503025 in favor of Crosstown Electric Supply Corporation and against K&R Builders, Inc. and Legio X Development LLC for the sum of \$3,105.55; and (viii) covenants and restrictions contained in the warranty deed recorded April 7, 1892, as document 1640485 and in the warranty deed recorded April 11, 1892, as document 1642104 relating to use and cost of buildings to be erected on the land.

The tenant of Units 1 and 2 have waived or have failed to exercise the right of first refusal.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 17th day of September, 2009.

LEGIO X DEVELOPMENT, LLC,
an Illinois limited liability company,

Michael Clarke
By: Michael Clarke, Its Managing Member

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael Clarke, personally known to me to be the Managing Member of Legio X Development, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of September, 2009

Patrick Kennedy
NOTARY PUBLIC

Commission expires 01.03 2011

