

UNOFFICIAL COPY

Special Warranty Deed (LLC to Individual)



Doc#: 1002905050 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2010 10:02 AM 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, Debra Ann Petitan,

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

8495341 1029059448 AIL 1002

ADDRESS: 9530 S. Cook Avenue, Unit 513 Oak Lawn, IL 60453

Includes parking space PS-14 and exclusive use of common element storage space S-14.

UNDERLYING PIN NUMBER.
24-09-107-037

SEE ATTACHED FOR LEGAL DESCRIPTION

Together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto the Grantees.

Village of Oak Lawn Real Estate Transfer Tax \$1000 00197

Village of Oak Lawn Real Estate Transfer Tax \$200 00206

Village of Oak Lawn Real Estate Transfer Tax \$50 00267

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 31st day of December 2009.

MMTC Residential I, LLC

by:

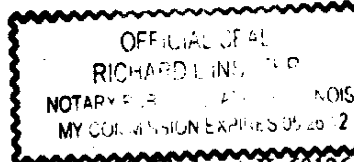
David M Strosberg
Managing Member - David M Strosberg

STATE OF ILLINOIS
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 31st day of December 2009

Richard L. Inskeep Notary Public.



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

Mail to: Debra Petitan
9530 S. Cook Ave., Unit 513
Oak Lawn, IL 60453


Send Tax Bills to: Debra Petitan
9530 S. Cook Ave., Unit 513
Oak Lawn, IL 60453

3EB


BOX 333-CT

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Property of Cook County Clerk's Office

STATE OF ILLINOIS

 JAN. 28. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000059365
 REAL ESTATE TRANSFER TAX
 0025000
 FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 JAN. 28 10
 REVENUE STAMP

0000059460
 REAL ESTATE TRANSFER TAX
 0012500
 FP 103034



UNOFFICIAL COPY**STREET ADDRESS:** 9530 S. COOK AVENUE

UNIT 513

CITY: OAK LAWN**COUNTY:** COOK**TAX NUMBER:** 24-09-107-037-0000**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT 513 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 ~, 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."