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SPECIAL WARRANTY DEED (LLC to Individual)



Doc#: 1006412334 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/05/2010 02:01 PM Pg: 1 of 3

581005 10/4

THIS AGREEMENT, made this 29th day of January, 2010 between 6800 STANLEY LLC, a Delaware Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois and Alexander Mackie, Kelly Mackie, Frank B. Paskowicz and Nancy I Paskowicz of 3223 S. Harlem #4, Berwyn, Illinois 60402 as GRANTEE(S), WITNESSETH that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), not as tenants in common *but as* JOINT TENANTS, FOREVER, all of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

ABOVE SPACE FOR RECORDER'S USE ONLY

SEE ATTACHED EXHIBIT A

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 thereon, 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 said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 those exceptions set forth below.

Permanent Real Estate Index Number(s): 16-31-115-008, 16-31-115-009, and 16-31-115-010

Address(es) of Real Estate: 3200 S. Oak Park Ave, Dwelling Unit 307 and Garage Unit(s) P-55 & P-59 and Storage Space S-26 *BERWYN IL 60402*

Seller shall convey or cause to be conveyed to Purchaser title to the Unit Ownership subject however to, the general real estate taxes for the year 2009 and thereafter, and all instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations and easements of record, provisions of the Condominium Declaration and Party Wall Agreements

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

Stewart Title
collections
2,850.00
C.F.
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EXHIBIT A

Dwelling Unit 307 and Garage Unit(s) P-58 & P-59 in the Century Station Condominium Association as delineated on the Plat of Survey of the following described real estate:

Together with the exclusive right to use of S-26, a Limited Common Element as delineated on the Plat of Survey

PARCEL 1: LOTS 30, 31, 32, 33, 34, 35, 36, 37 (EXCEPT THAT PART OF LOT 37 TAKEN FOR STREET) AND THAT PART OF VACATED ALLEY LYING SOUTHEASTERLY OF LOT 37 AND NORTHWESTERLY OF LOTS 30, 31, 32, 33, 34, 35 AND 36 ALL IN BLOCK 3 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 27 IN BLOCK 3 IN BERWYN SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PARCEL 3: LOTS 28 AND 29 IN BLOCK 3 IN BERWYN, A SUBDIVISION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF VACATED ALLEY NORTH OF AND ADJOINING LOTS 28 AND 29 IN BLOCK 3 IN BERWYN AFORESAID, WHICH FALLS SOUTH OF THE SOUTH LINE OF 32ND STREET EXTENDED AND EASTERLY OF THE WEST LINE OF LOT 29 AFORESAID, EXTENDED NORTH, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document # 0915418046 and as amended from time to time, together with an undivided percentage interest in the common elements.