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**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

(8-4)
GIT



1022147076

Doc#: 1022147076 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/09/2010 02:19 PM Pg: 1 of 4

THIS AGREEMENT, made this 3rd day of August, 2010, between **SOUTHWICK COURTYARDS II, LLC**, an Illinois limited liability company duly authorized to transact business in the State of Illinois, Grantor, and **GREGORY CLARK**, a single man, 2801 S. King Drive, Chicago, Illinois 60618, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company, by these presents, does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, and to her heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

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 thereof, 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** the said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the party of the Grantee, his 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: **SEE ATTACHED EXHIBIT "B"**

Grantor also hereby grants to the Grantee, his successors and assigns, all 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 Covenants, Conditions, Easements and Restrictions for Homeowners Association, 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 describe 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.

Permanent Real Estate Index Number: 31-21-402-115-0000

Address of Real Estate: 21318 Knightbridge Court, Matteson, IL 60443

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Authorized Manager, this 3rd day of August, 2010.

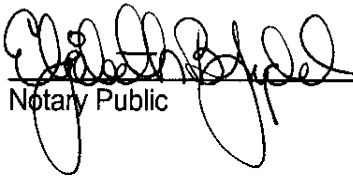
SOUTHWICK COURTYARDS II, L.L.C.,
an Illinois limited liability company

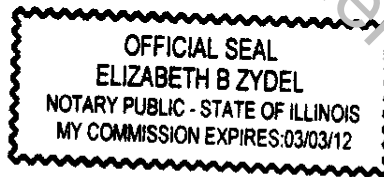
By: 
Name: Francis F. Freeman
Its: Authorized Manager

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 Francis Freeman, personally known to me to be an Authorized Manager of **SOUTHWICK COURTYARDS II, L.L.C.**, appeared, before me this day in person and severally acknowledged that as such Authorized Manager he signed and delivered the said instrument pursuant to authority, given by the Authorized Manager of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

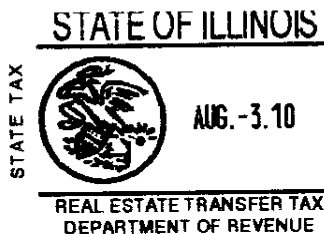
Given under my hand and official seal this 3rd day of August, 2010.


Notary Public

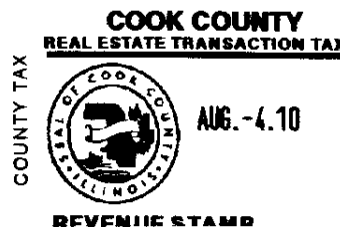


This instrument was prepared by:
Gary L. Plotnick
Thompson Coburn, LLP
55 E. Monroe Street, 37th Floor
Chicago, IL 60603

After recording return to/send future tax bills to:
Mr. Gregory Clark
21318 Knightbridge Court
Matteson, IL 60443



# 0000051281	REAL ESTATE TRANSFER TAX
	0017000
	FP 103014



# 0000050969	REAL ESTATE TRANSFER TAX
	0008500
	FP 103017

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Subst "A"

ORDER NO.: 1301 - 004401759
ESCROW NO.: 1301 - 004401759

STREET ADDRESS: 21318 KNIGHTBRIDGE COURT
CITY: MATTESON **ZIP CODE:** 60443
TAX NUMBER: 31-21-402-115-0000

COUNTY: COOK

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

PARCEL 1: THE SOUTH 26.10 FEET OF THE NORTH 88.70 FEET OF LOT 408 IN STONERIDGE COURTYARDS OF MATTESON UNIT FOUR, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0627110091, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0600510089, AS AMENDED, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

SUBJECT TO:

1. General real estate taxes not due and payable at the time of Closing.
2. Applicable zoning and building laws and ordinances.
3. Setback lines and easements as shown on the subdivision plat for the Property.
4. The Declaration recorded as Document No. 0600510089, and amended from time to time, relating to the creation of Southwick Courtyards of Matteson No. 2 Homeowners Association ("Declaration").
5. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
6. Easements, agreements, conditions, covenants and restrictions of record, if any.
7. Liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.
8. Schedule B exceptions listed in Greater Illinois Title Company Commitment Number 004401759.