

UNOFFICIAL COPY

Special Warranty Deed (LLCs to Corporation)



Doc#: 1132516026 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/21/2011 12:07 PM Pg: 1 of 4

8362689 1/1

GRANTORS, Morningside Midco Residential, L.L.C., Midco Metra Oak Lawn, L.L.C., and Morningside Oak Lawn, L.L.C.

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 Boards of said limited liability companies, **CONVEY** and **WARRANT** to the **GRANTEE**, Morningside Equities

Group, Inc., an Illinois corporation, the following described real estate in the County of Cook in the State of Illinois:

ADDRESS: 5100 W. 96th Street, Unit 410 Oak Lawn, IL 60453 and parking space 84
PIN NUMBERS: 24-09-202-046-1047; 24-09-202-046-1168

SEE ATTACHED FOR LEGAL DESCRIPTION

Together with the tenements and appurtenances thereunto 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; (7) Lease dated July 25, 2010 and extended June 8, 2011, with Angilla Perkins as tenant, and (8) liens, encroachments and other matters as to which the Title Insurer commits to insure Purchaser against loss or damage.

In Witness Whereof, said Grantors have caused their names to be signed to these presents by their Members, this

16th day of August 2011.

Morningside Midco Residential, L.L.C.

David M. Strosberg
Manager - David M. Strosberg

Morningside Midco Residential, L.L.C.

Michael D. Firsel
Manager - ~~Mike~~ D. Firsel
Michael

Midco Metra Oak Lawn, L.L.C.

David Bossy
Manager - David Bossy

Midco Metra Oak Lawn, L.L.C.

Michael D. Firsel
Manager - ~~Mike~~ D. Firsel
Michael

Morningside Oak Lawn, L.L.C.

David M. Strosberg
Managing Member - David M. Strosberg

S Y
P Y
S N
SC Y
INT Y

BOX 333-CT

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Deed continued for:

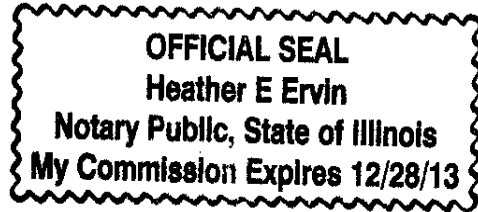
ADDRESS: 5100 W. 96th Street, Unit 410 Oak Lawn, IL 60453 and parking space 84
PIN NUMBERS: 24-09-202-046-1047; 24-09-202-046-1168

STATE OF ILLINOIS
Cook 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 a Member of Morningside Midco Residential and Morningside Oak Lawn, L.L.C. 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 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 16th day of August 2011

Heather E Ervin Notary Public.

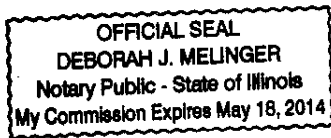


STATE OF ILLINOIS
LAKE COUNTY ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mike Michael D. Firsell personally known to me to be a Member of Morningside Midco Residential, L.L.C., and Midco Metra Oak Lawn, L.L.C., 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 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 18 day of August 2011

Deborah J Melinger Notary Public.



Village of Oak Lawn Real Estate Transfer Tax \$1000 00469

REAL ESTATE TRANSFER		11/15/2011
COOK		\$100.00
ILLINOIS:		\$200.00
TOTAL:		\$300.00



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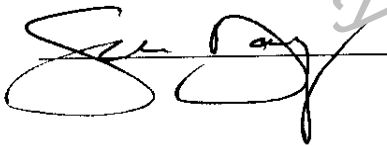
Deed continued for:

ADDRESS: 5100 W. 96th Street, Unit 410 Oak Lawn, IL 60453 and parking space 84
PIN NUMBERS: 24-09-202-046-1047; 24-09-202-046-1168

STATE OF ILLINOIS
_____ COUNTY ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that David Bossy personally known to me to be a Member of Midco Metra Oak Lawn, L.L.C., 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 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 22 day of August 2011

 Notary Public.



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

Mail to: Richard L. Inskeep
100 South York, Suite 200
Elmhurst, IL 60126

Send Tax Bills to: Morningside Equities Group, Inc.
223 W. Erie St. 319 Fl
Chicago, IL 60654

Property of Cook County Clerk's Office

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1410 008862689 HL
STREET ADDRESS: 5100 W. COOK AVENUE
CITY: OAK LAWN **COUNTY:** COOK
TAX NUMBER: 24-09-202-046-1047

LEGAL DESCRIPTION:

UNIT 410 AND PT-84 IN THE MORNINGSIDE ARBOR COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 LOT 1 OF CHILDRENS' MUSEUM RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 1 OF CAMPBELL'S 1ST ADDITION TO OAK LAWN AND PART OF BLOCK 6 OF CAMPBELL'S 1ST ADDITION TO OAK LAWN IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0613532113, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

"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."