14000032862 2 OF S

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PREPARED BY:

Marc S. Joseph, Esq. Levenfeld Pearlstein, LLC 2 N. LaSalle Street, Suite 1300 Chicago, Illinois 60602

Doc#: 1502329079 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/23/2015 03:30 PM Pg: 1 of 3

WHEN RECORDED RETURN TO:

David N. Tanner, Esq. Ungaretti & Harris LLP Three First National Plaza 70 W. Madison Street, Suite 3500 Chicago, Illino's 60602

SEND FUTURE TAX BILLS TO:

c/o Elmdale Partners, LLC 303 W. Erie Street, Sui e 120 Chicago, Illinois 60654 Attn: Thomas Bretz

(Above Space for Recorder's use only)

SPFCIAL WARRANTY DEED

This Special Warranty Deed is made as of the day of January, 2015 by the GRANTOR, MORNINGSIDE EQUITIES GROUP, INC., an Ulinois corporation, whose address is 223 W. Erie Street, 3rd Floor, Chicago, Illinois 60654, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GYANTS, BARGAINS AND SELLS to CERES-9530 COOK, LLC, an Illinois limited liability company, whose address is 303 W. Erie Street, Suite 220, Chicago, Illinois 60654, all interest in the real estate legally described on Exhibit A attached hereto.

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

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject to the following: (a) all real estate taxes and assessments not yet due and payable; (b) all easements, covenants, conditions, restrictions and other matters of record; and (c) all unrecorded leases.

THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", 'WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WAFRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

COMMON ADDRESS:

UNIT 410 AND PT-84 AT 5100 W. 96TH STREET

OAK LAWN, ILLINOIS

PINS:

UNIT 410

24-09-202-046-1047

PT84

24-09-202-046-1168

[Signatures begin on next page]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

MORNINGSIDE EQUITIES GROUP, INC., an Illinois corporation

By: David Strosberg
Title: Authorized Signatory

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David Strosberg, the Authorized Signatory of MORNINGSIDE EQUITIES GROUP, INC., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appreciated before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this

/ day of January, 2015.

Notary Public

My Commission Expires: $\frac{12/28}{17}$

NCATHER E ERVIN
OFFICIAL SEAL
Note: y Fublic, State of Illinois
My Commission Expires
December 28, 2017

Village Heal Estate Transler Nax of \$1000

Oak Lawn \$1000 01071

Village Real Estate Transfer Tax of

Oak Lawn \$50

Village Real Estate Transfer Tax

Oak Lawn \$25

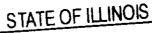
Village Real Estate Transfer Tax

of Oak Lawn \$20

01374

REVENUE STAMP







JAN.23.15

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



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EXHIBIT A

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 CHILDREN'S 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.

COMMON ADDRESS:

UNIT 410 AND PT-84 AT 5100 W. 96^{TH} STREET OAK LAWN, ILLINOIS

PINS:

UNIT 410

Coot County Clert's Office 24-09-202-046-1047

PT84