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PREPARED BY:

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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, Illinois 60602

SEND FUTURE TAX BILLS TO:

c/o Elmdale Partners, LLC
303 W. Erie Street, Suite 220
Chicago, Illinois 60654
Attn: Thomas Bretz

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of the 9th day of January, 2015 by the GRANTOR, MORNINGSIDE EQUITIES GROUP, INC., an Illinois 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, GRANTS, 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 virtue 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 WARRANTY 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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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. 96TH STREET
OAK LAWN, ILLINOIS

PINS: UNIT 410 24-09-202-046-1047
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