

UNOFFICIAL COPY

Doc#: 2035942044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/24/2020 11:38 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

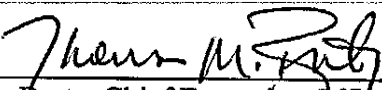
Dec ID 20200901699248
ST/CO Stamp 0-439-530-976 ST Tax \$216.00 CO Tax \$108.00

THIS INDENTURE WITNESSETH, that the Grantor, CERES-9530 COOK, LLC, an Illinois limited liability company, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTS, BARGAINS and SELLS to Antmar Properties, LLC, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:
**as to Parcel 1 and CERES-OakLawn, LLC as to Parcel 2*
SEE ATTACHED LEGAL DESCRIPTION

Address: 5100 W. 96th St, Unit 410 and PT84, Oak Lawn, IL 60453
P.I.N.: 24-09-202-046-1047 and 24-09-202-046-1168 + *PS 51* + 24-09-202-046-1135

Subject only to the following: The warranties given are limited to the acts of the Grantor and subject to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 28 day of August, 2020


Thomas Bretz, Chief Executive Officer / Manager
CERES-9530 COOK, LLC, an Illinois limited liability company
and CERES-Oak Lawn, LLC, an Illinois limited liability company

This Instrument was Prepared by:
O'Keefe, Rivera & Berk, LLC
55 W Wacker Drive, Suite 1400
Chicago, IL 60601

| | | | |
|---------------------|--------------------------|--------|-------|
| Village of Oak Lawn | Real Estate Transfer Tax | \$1000 | 03465 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$50 | 05584 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$20 | 03517 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$10 | 02658 |

FFE - 2014840
2/2

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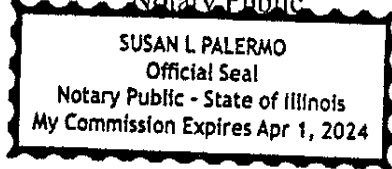
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Bretz, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28 day of August, 2020

Susan L. Palermo

Notary Public



Mail to:

Antmar Properties, LLC

Send Subsequent bills to:

Antmar Properties, LLC

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Affinity Title Services, LLC

Affinity Title Services, LLC
 5301 W. Dempster Street, Suite 206
 Skokie, IL 60077
 Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 5100 W 96th Street, Units 410, PT-84 & PS-51
 Oak Lawn, IL 60453

Permanent Index No.: 24-09-202-046-1047 and 24-09-202-046-1168 and 24-09-202-046-1135

Legal Description:**PARCEL 1:**

UNIT 410 AND PT-84 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORNINGSIDE ARBOR COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0613532113, IN NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT PS-51 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORNINGSIDE ARBOR COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0613532113, IN NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



| | |
|-----------|--------|
| COUNTY: | 108.00 |
| ILLINOIS: | 216.00 |
| TOTAL: | 324.00 |

24-09-202-046-1047 | 20200901699248 | 0-439-530-976

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.