

UNOFFICIAL COPY

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2000-10-17 10:17:51
Cook County Recorder 23.50

This instrument drafted by:
Nona Brady
Attorney At Law
11801 Southwest Highway, 2S
Palos Heights, IL 60463



SPECIAL WARRANTY DEED

This instrument made August 29, 2000 between The Metropolitan at Sheridan, LLC, a Delaware limited liability company ("Grantor") and Adriana Prosen ("Grantee") whose address is: 5601 North Sheridan, Chicago, Illinois 60640

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Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is acknowledged, does hereby grant, sell and convey unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

UNIT 2106 IN THE METROPOLITAN, A CONDOMINIUM, AS DELINATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 3 TO 9 INCLUSIVE IN BLOCK 7 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00210270 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the Property set forth in the above-mentioned Declaration and Grantor reserves to itself its successors and or assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Deed is further subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as through the provision of the Declaration were recited and stipulated at length.

Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

Commonly known as: the above numbered Unit, 5320 N. Sheridan Road, Chicago, Illinois. Permanent index numbers: Part of 14-08-209-010 through 013 (pre-conversion).

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TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in my wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER and the Grantor hereby does bind itself; its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof; by, through or under Grantor, but not otherwise.

THE METROPOLITAN AT SHERIDAN, LLC,
A Delaware limited liability company

By: *Alice Treska*
Alice Treska,
its duly authorized agent

City of Chicago
Dept. of Revenue
236749



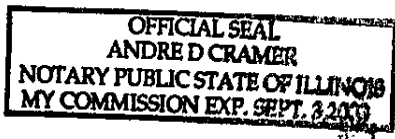
Real Estate
Transfer Stamp
\$1,087.50

10/06/2000 08:17 Batch 07208 2

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alice Treska, personally known to me to be the duly authorized agent of The Metropolitan at Sheridan, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she as such duly authorized representative, signed and delivered the said instrument as her free and voluntary act, and as the 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 28 th day of August, 2000



Notary Public

Andre D Cramer

Upon recording mail to:

ADRIANA PROSEN
5320 N. Sheridan UNIT 2106
CHICAGO, IL 60640

0117072

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT 1 '00
P.S. 10547
72.50

