



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

UNOFFICIAL COPY

0010477305

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Cook County Recorder 25.50



PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE GRANTOR(S), Sheridan Shore Courts, L.L.C., a limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to James O'Shaughnessy and Liliya O'Shaughnessy* Tenants by the entirety, (GRANTEE'S ADDRESS) 2635 West Thomas, Unit 1W, Chicago, Illinois 60622 **HUSBAND AND WIFE** of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

***not as tenants in common nor as joint tenants but as**

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2000 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-32-111-001-0000, 11-32-111-002-0000

Address(es) of Real Estate: 7031 North Sheridan, Unit 1E, Chicago, Illinois 60626

Dated this 23 day of MAY, 2001

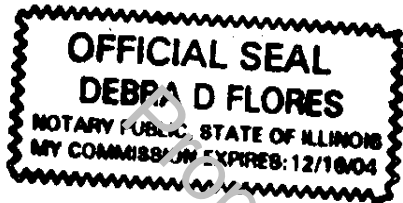
Sheridan Shore Courts, L.L.C., a limited liability company

By: [Signature]
David T. Wallach
Member

Attest: [Signature]
Michael H. Ezgur
Member

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sheridan Shore Courts, L.L.C., personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23 day of MAY, 2001



Debra D Flores (Notary Public)

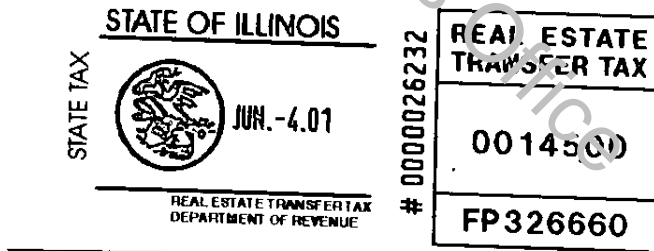
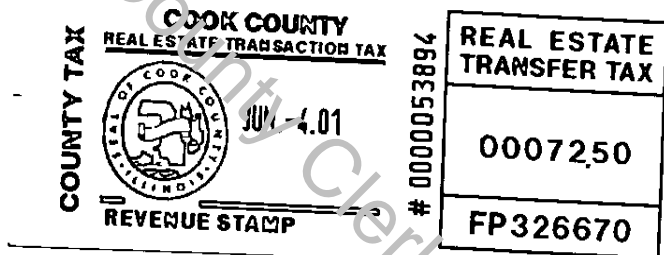
Prepared By: Ezgur Wallach & Braun, P.C.
25 East Washington Street, Suite 925
Chicago, Illinois 60602

Mail To:

Hal A. Lipshutz, Esq.
1120 West Belmont Avenue
Chicago, Illinois 60657

Name & Address of Taxpayer:

James O'Shaughnessy
Liliya O'Shaughnessy
7031 North Sheridan, Unit 1E
Chicago, Illinois 60626



City of Chicago
Dept. of Revenue
252388



Real Estate
Transfer Stamp
\$1,087.50

06/04/2001 14:27 Batch 03760 64

PROPERTY ADDRESS: 703 NORTH SHERIDAN, UNIT 1E
CHICAGO, IL 60600

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PURPORTED LEGAL DESCRIPTION:

UNIT 7031-1E AND S 6 IN SHERIDAN SHORE COURTS CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN PLOTKE AND GROSBY'S GREENLEAF SUBDIVISION OF LOT 1 IN BLOCK 10 OF CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0010405214, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 11-32-111-001
11-32-111-002

Subject To: (1) real estate taxes not yet due and payable; (2) ^(P)private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer (as hereinafter defined) commit to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits, easements and agreements or record which do not materially adversely affect the use of the Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants 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, as 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 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."

The Tenant of unit has waived or has failed to exercise the right of refusal.