SPECIAL WARRANTY DEED UNOFFICIAL COMMENTAL (Individual)

Secsion of the Page 1 of

2001-06-21 15:29:30

Cook County Recorder

27.58

THIS INDENTURE, made this

day of June, 2001

between MADISON MONROE

L.L.C., a limited liability

company created and existing

under and by virtue of the laws

of the State of Illinois and duly

authorized to transact business in

the State of Illinois, party of the

first part, and, John Sheldon, a bachelor,

of 70 West Huron, #810, Chicago, IL 6061

of 70 West Huron, #810, Chicago, IL 60610, party of the second part, WITNESSETH, That the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of grantor, by these presents does REMISE, whereof is hereby acknowledged, and pursuant to authority of the Manager of grantor, by these presents does REMISE, RELEASE, ALEIN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the Release, should be real estate, should in the County of Cook and State of Illinois known as and described as follows:

01-0705 SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditarients and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, aces covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or surfered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Real Estate Taxes not yet payable, appriate were presented to the party wall rights, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number: 17-17-105-013, 17-17-105-017 & 17-17-105-029

Address of Real Estate: 15 S. Throop, Unit 503, Chicago, IL 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year above written.

MADISON MONROE L.L.C.

an Illinois limited liability, company

By: Vice President of Manager

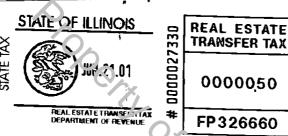
UNOFFICIAL COPP\$ 543543 Page 2 of .

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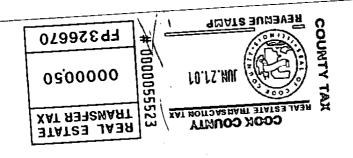
City of Chicago Dept. of Revenue 253794

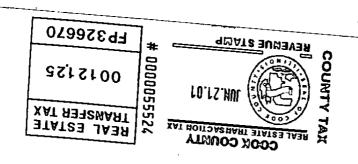
06/21/2001 09:10 Batch 01807 8

Real Estate ransfer Stamp \$1,826.25









STATE OF ILLINOIS) UNOFFICIAL COPY 543543 Page 3 of 4 COUNTY OF COOK)

I, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr., Vice President of Manager of Madison Monroe L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President of Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14 day of June 2001.

OFFICIAL SEAL LOUISA ESPINOSA NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. JAN. 23,2005

Notary Public

My Commission Expires:

This instrument was prepared or

Thrush Realty 357 W. Chicago Avenue Chicago, IL 60610

Mail To:

Robert Glantz, Esq.

Send Subsequent Tax Bills To:

John Sheldon
15 S. Throop, #503
Chicago, IL 60607

UNOFFICIAL COPY

LEGAL DESCRIPTION:

UNIT NO. 503 IN 15 S. THROOP CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 1 AND 2 IN SUBDIVISION OF SUB-LOTS 13 TO 17 AND PART OF ALLEY IN SUB-LOT 6 OF BLOCK 3 OF CANAL TRUSTEES' SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, [EXCEPT THEREFROM THE SOUTH 95.46 FEET], IN COOK COUNTY, ILLINOIS, AND

LOTS 8 THROUGH 12, INCLUSIVE, IN MCCORMICK'S SUBDIVISION OF LOT 6 OF BLOCK 3 OF CANAL TRUSTFLS' SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND PORTIONS OF VACATED ALLEYS ADJOINING THE ABOVE LEGCRIBED PARCELS; AS SET FORTH IN SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378, THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE
ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378.

PARCEL THREE:
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA , A LIMITED COMMON THE EXCLUSIVE RIGHT TO THE DECLARATION OF CONDOMINIUM RECORDED AS ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378.