

UNOFFICIAL COPY

0010543543

SPECIAL WARRANTY DEED
(Individual)

3833/0090 08 001 Page 1 of 4
2001-06-21 15:29:30
Cook County Recorder 27.50



THIS INDENTURE, made this
14~~th~~ 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 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,
RELEASE, ALEIN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the
following described real estate, situated 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 hereditaments 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, does covenant, promise and agree, to and with the party of
the second part, their heirs and assigns, that it has not done or suffered 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, ~~special use assessments for improvements not yet~~
~~completed~~, 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:
Its: Vice President of Manager

City of Chicago
Dept. of Revenue
253794
06/21/2001 09:10 Batch 01807 8



Real Estate
Transfer Stamp
\$1,826.25

STATE TAX
STATE OF ILLINOIS
JUN. 21.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0000050
0000027330
FP326660

REAL ESTATE
TRANSFER TAX
0024300
FP326660

0000027329

STATE OF ILLINOIS
STATE TAX
JUN. 21.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0000050
FP326670

0000055523

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 21.01
REVENUE STAMP
STATE OF ILLINOIS

REAL ESTATE
TRANSFER TAX
0012125
FP326670

0000055524

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 21.01
REVENUE STAMP
STATE OF ILLINOIS

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
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 14th day of June 2001.



[Handwritten Signature]

Notary Public

My Commission Expires: _____

This instrument was prepared by :

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

Property of Cook County Clerk's Office

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 TRUSTEES' 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 DESCRIBED PARCELS; AS SET FORTH IN SURVEY ATTACHED TO 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 _____, A LIMITED COMMON 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 ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378.

Cook County Clerk's Office