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0010516378

2835/0401 45 001 Page 1 of 4

2001-06-13 14:01:32

Cook County Recorder 27.50



0010516378

WARRANTY DEED

363531 ESCROW

Statutory (ILLINOIS)

(Corporation to Individual)

THE GRANTOR:

CHAMBERS CONSTRUCTION INC.

a corporation created and existing under any by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of ten and no/100 DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto:

DAVID A. SPERRY
5240 N. Kenmore #3
Chicago, IL 60640

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

SUBJECT TO: (a) general real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways, if any; (j) unrecorded public utility easements, if any; (i) Grantee's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (m) liens and other matters of title over which the Title Company, is willing to insure without cost to Grantee. Grantor also hereby grants to the 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, aforesaid, and 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 is subject 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.


TICOR TITLE INSURANCE

4
B

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 11. 01


0000000680

REAL ESTATE TRANSFER TAX
00180.00
FP000000

REVENUE STAMP

STATE TAX

STATE OF ILLINOIS



JUN. 12. 01


0000000501

REAL ESTATE TRANSFER TAX
00320.00
FP 102809

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO



JUN 12. 01


0000001189

REAL ESTATE TRANSFER TAX
00600.00
FP 102803

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO



JUN. 12. 01


0000001187

REAL ESTATE TRANSFER TAX
00900.00
FP 102803

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO



JUN. 12. 01

0000001188

REAL ESTATE TRANSFER TAX
00900.00
FP 102803

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

10516378

Property of Cook County Clerk's Office

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Permanent Real Estate Index Number: 14-17-117-003-0000

Address of Real Estate: 4543 N. MALDEN, UNIT 3N, CHICAGO, IL 60640

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 30 day of May, 2001.

CHAMBERS CONSTRUCTION INC.

By: 

DAN CHAMBERS, PRESIDENT

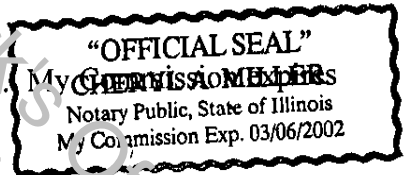
ATTEST:

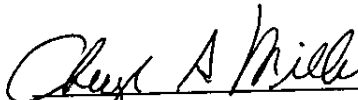


GLORIA CHAMBERS, SECRETARY

State of Illinois, County of Cook, I, the undersigned a Notary Public in and for said County, of the State aforesaid, **DO HEREBY CERTIFY THAT, DAN CHAMBERS** personally known to me to be the President of Chambers Construction Inc. and **GLORIA CHAMBERS** personally known to me to be the Secretary of said corporation and, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 30 day of May, 2001. My Commission Expires 03/06/2002.




Cheryl A. Miller
Notary Public

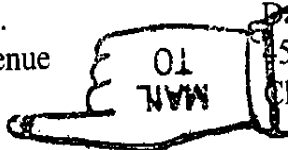
This instrument was prepared by Roger J. Hymen, 500 Skokie Blvd., Suite 530, Northbrook, IL 60062

Mail To:

Send Subsequent Tax Bills to:

Michelle A. Laiss, P.C.
1530 W. Fullerton Avenue
Chicago, IL 60614

David A. Sperry
4543 N. Malden, Unit 3N
Chicago, IL 60640



10516378

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UNIT NUMBER 4543-3N AND PARKING SPACES P-4N AND P-5N IN THE PARKE SHERIDAN CONDOMINIUM ASSOCIATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 116 (EXCEPT THE SOUTH 4 FEET THEREOF) AND ALL OF LOT 117 AND THE SOUTH 12.5 FEET OF LOT 118 OF SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF THE SECTION WHICH LIES NORTH OF THE SOUTH 880 FEET THEREOF AND EAST OF GREENBAY ROAD IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010344897 AND AMENDED BY DOCUMENT NUMBER 0010445835; TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office
10516378