



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

**UNOFFICIAL COPY**

0010693123  
6651/0043 53 001 Page 1 of 3  
2001-08-01 11:12:34  
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 Warranty to Stuart J. Dykstra, ~~single~~, and Ellen J. Dykstra, not as tenants in common but as joint tenants (GRANTEE'S ADDRESS) 1920 Brentwood, Kalamazoo, Michigan of the County of Kalamazoo, 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

**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: 7025-1/2 North Sheridan Road, Unit 3E, Chicago, Illinois 60626

Dated this 31st day of May, 2001

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


By: Michael Ezgur  
Michael Ezgur  
Member


Attest: David Wallach  
David Wallach  
Member

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 00000159109	REAL ESTATE TRANSFER TAX
	 AUG. -1.01 REVENUE STAMP		0007850 FP 326670

City of Chicago  
Dept. of Revenue  
257306  
08/01/2001 11:07 Batch 03540 29

Real Estate  
Transfer Stamp  
\$1,177.50



STATE TAX	STATE OF ILLINOIS	# 0000028989	REAL ESTATE TRANSFER TAX
	 AUG. -1.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		0015700 FP 326660

STATE OF ILLINOIS, COUNTY OF COOK ss:

**UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sheridan Shore Couorts, 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 31st day of May 2001.



*Kathleen M. Durham* (Notary Public)

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

**Mail To:**  
Joan Ferraro, Esq.  
1616 N. Damen Avenue, #100  
Chicago, Illinois 60647

**Name & Address of Taxpayer:**  
Stuart J. Dykstra  
7025-1/2 North Sheridan Road, Unit 3E  
Chicago, Illinois 60626

Property of Cook County Clerk's Office

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EXHIBIT "A"

Legal Description

PROPERTY ADDRESS: 70 NORTH SHERIDAN, UNIT  
CHICAGO, IL 60600

**PURPORTED LEGAL DESCRIPTION:**

UNIT 702 1/2 SE AND S 30 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 PLATKE AND CROSBY'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 0010408214, 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

"GRANTOR ALSO HEREBY GRANTS THE GRANTEE, IT'S 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, 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".

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.