



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

**UNOFFICIAL COPY**

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Cook County Recorder

25.50



0010847730

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 Jeffrey Kuffell, single, (GRANTEE'S ADDRESS) 9242 Pembroke Lane, Orland Park, Illinois 60462 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

**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: 7023 North Sheridan Road, Unit 2W, Chicago, Illinois 60626

Dated this 15<sup>TH</sup> day of September, 2001

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

By: [Signature]

Member

City of Chicago

Dept. of Revenue

260622

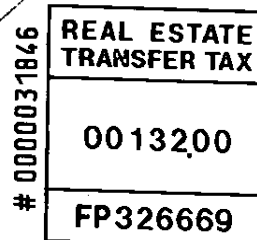
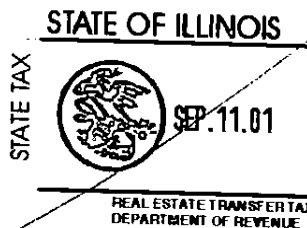
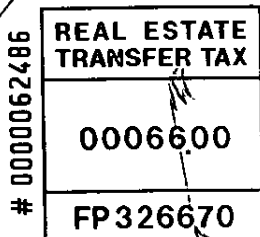
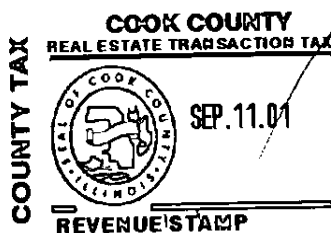
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Real Estate

Transfer Stamp

\$990.00



UNOFFICIAL COPY

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael H. Ezgur member of Sheridan Shore Courts, LLC, 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 6<sup>th</sup> day of September, 2001



Christie L. Bauer (Notary Public)

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

**Mail To:**  
Joseph LaZara, Esq.  
7246 W. Touhy Avenue  
Chicago, IL 60631

**Name & Address of Taxpayer:**  
Jeffrey J. Kuffell  
7023 North Sheridan Road, Unit 2W  
Chicago, Illinois 60626

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PROPERTY:** 7023 N. Sheridan, Unit 2W, Chicago, IL

Unit 7023- 2W and S-~~12~~ 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 the Plotke and Grosby Greenleaf Subdivision of Lot 1 in Block 10 of Circuit Court Partition of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the Northeast Fractional  $\frac{1}{4}$  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.

**Subject To:** (1) real estate taxes not yet due and payable; (2) 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, 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, as Grantor reserves to itself, it's 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.