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001/0058 30 001 Page 1 of 3

2001-10-23 12:19:30

Cook County Recorder 25.50



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**



0010989598

**THE GRANTOR**, Sheridan Shore Courts, L.L.C., a corporation 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Elaine El-Aboudi, single

**(GRANTEE'S ADDRESS)** 90 Old Mill Grove Road, Lake Zurich, Illinois 60047

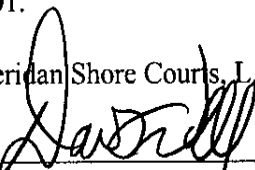
of the County of Lake, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SUBJECT TO:**

Permanent Real Estate Index Number(s): 11-32-111-001-0000, 11-32-111-002-0000  
Address(es) of Real Estate: 7023 1/2 North Sheridan, Unit 1S, Chicago, Illinois 60626

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member, and attested by its \_\_\_\_\_ this 19th day of October, 2001.

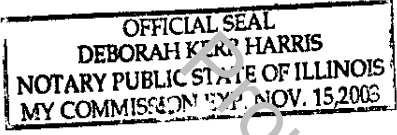
Sheridan Shore Courts, L.L.C.

By   
\_\_\_\_\_  
David T. Wallach  
Member

Property of Cook County Clerk's Office

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that David T. Wallach, personally known to me to be the Member of the Sheridan Shore Courts, L.L.C., personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David T. Wallach signed and delivered the said instrument 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 19th day of October 19 2001



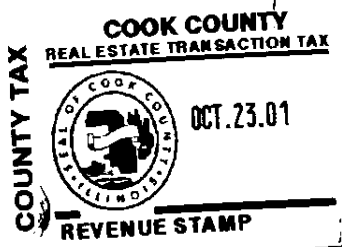
*Deborah Kerr Harris* (Notary Public)

Prepared By: Ezgur Wallach & Braun, P.C.  
25 E. Washington St. #925  
Chicago, Illinois 60602

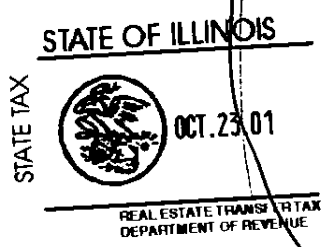
Mail To:  
Mary Britzius  
1331 West Greenleaf  
Chicago, Illinois 60626

Name & Address of Taxpayer:  
Elaine El-Aboudi  
7023 1/2 North Sheridan, Unit 1S  
Chicago, Illinois 60626

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
263539 \$260.00  
10/19/2001 13:35 Batch 14379 26



REAL ESTATE TRANSFER TAX
00064.00
# 0000065472
FP326670



REAL ESTATE TRANSFER TAX
00128.00
# 0000033132
FP326669

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## EXHIBIT "A" LEGAL DESCRIPTION

**PROPERTY:** 7023 ½ N. Sheridan, Unit 1S, Chicago, IL

Unit 7023 ½ - 1S and S-47 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 Platke and Crosby Greenleaf Subdivision of Lot 1 in Block 10 of Circuit Court Partition of the East ½ of the Northwest ¼ and the Northeast Fractional ¼ 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.