UNOFFICIAL C 2001-11-02 14:30:13

Cook County Recorder

25.50

Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY (Corporation to Individual)

THE GRANTOR, Sheridar Shore Courts, L.L.C., a corporation created and existing under and by virture of the laws of the State of Illinois and dvily 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 Particia Sawyer, single

(GRANTEE'S ADDRESS) 6043 North Kenr iore, Unit 2, Chicago, Illinois 60660

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

SUBJECT TO: See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 11-32-111-001-0000, 11-32-111-002-0000 Address(es) of Real Estate: 7031 North Sheridan, Unit 2E, Chicago, Illinois 60(25)

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunt raffixed, and has caused its name to be signed to these presents by its Member, and attested by its this 23rd day of October, 2001.

Sheridan Shore Courts, L.L.C.

By/ David T. Wallach

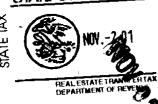
Member

COOK COUN

Real Estate Transfer Stamp \$1,027.50

Batch 07918

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX 0013200

FP326660

COUNTY TAX NOV. -2.01-REVENUE STAMP

REAL ESTATE 0000066308 TRANSFER TAX 0006600

FP326670

STATE OF ILLINOIS, COUNTY OF EICIAL COP 1032897 Page 2 of

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 $\frac{33}{4}$ day of $\frac{1}{4}$

JUNIA CICHT'S OFFICO

OFFICIAL SEAL DEBRA D FLORES

Prepared By:

Ezgur Wallach & Eraun, P.C. 25 E. Washington St. #925 Chicago, Illinois 60602

Mail To:

Jeff Sell, Esq. 221 North LaSalle Street 28th Floor Chicago, Illinois 60601

Name & Address of Taxpayer:

Particia Sawyer 7031 North Sheridan, Unit 2E Chicago, Illinois 60626

EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY: 7031 N. Sheridan, Unit 2E, Chicago, IL

Unit 7031 – 2E and S-57 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 servey is attached as Exhibit "B" to the Declaration of Condominium, recorded in the Crice of the Recorder of Deeds of Cook County, Illinois, as document number 0010405214, to gether with its undivided percentage interest in the common elements, in Cook Courty, Illinois.

Subject To: (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning at d 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 Insural (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.