

UNOFFICIAL COPY

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2001-11-02 14:30:13
Cook County Recorder 25.50



Chicago Title Insurance Company

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



0011032897

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 Patricia Sawyer, single
Lynne
(GRANTEE'S ADDRESS) 6043 North Kenmore, 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 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 23rd day of October, 2001.

Sheridan Shore Courts, L.L.C.

By *David T. Wallach*
David T. Wallach
Member

City of Chicago
Dept. of Revenue
264472
11/02/2001 12:35 Batch 07918 26

Real Estate Transfer Stamp
\$1,027.50



STATE OF ILLINOIS
STATE TAX
NOV.-2001
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000033183

REAL ESTATE TRANSFER TAX
00132.00
FP326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV.-2001
REVENUE STAMP

COUNTY TAX

0000066308

REAL ESTATE TRANSFER TAX
00066.00
FP326670

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STATE OF ILLINOIS, COUNTY OF Cook ss.

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 23 day of October 192001



Debra D Flores (Notary Public)

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

Property of Cook County Clerk's Office

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 $\frac{1}{2}$ 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.