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2002-07-05 09:10:18

Cook County Recorder

27.50

GEORGE E. COLE FORM NO. 801
LEGAL FORMS
February, 1985

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**



0020739820

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 26th day of June, 2002 between SIXTY THIRTY, LLC, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and Jeff Klinger and Alicia LaBelle *

* -taking not as tenants in common but as joint tenants.

party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantee, its 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 describe 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.

Permanent Real Estate Index Number(s): Part of 14-05-214-026-0000 and 14-05-214-028-0000
Address of Real Estate: 6030 N. Sheridan, Unit 1011, Chicago, IL 60660

In Witness Whereof, said Grantor has caused its name to be signed to these presents by a Manager, this 26th day of June, 2002.

SIXTY THIRTY, LLC, an Illinois limited liability company

By: [Signature]
Name: James A. Wright
Its: Manager

A
C

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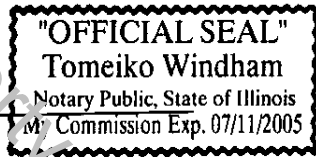
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James A. Wright personally known to me to be a Manager of

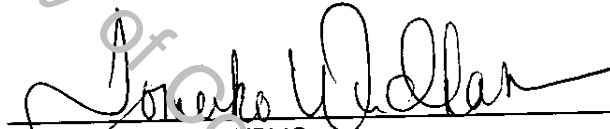
SIXTY THIRTY, LLC, an Illinois limited liability company, appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Board of Managers of said company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 26th day of June, 2002

Commission expires _____





NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick
Schain, Burney, Ross, & Citron LTD
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

MAIL TO:

Kent Novit
100 North LaSalle Street
Suite 2200
Chicago, IL 60602



MAIL TO:
RESIDENTIAL TITLE SERVICES
1910 S. HIGHLAND AVE.
SUITE 202
LOMBARD, IL 60148

SEND SUBSEQUENT TAX BILLS TO:

Jeff Klinger
6030 N. Sheridan, Unit 1011
Chicago, Illinois 60660

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBER 1011 IN THE 6030 NORTH SHERIDAN CONDOMINIUM AS DELINEATED AND DEFINED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE SOUTH 4.5 FEET OF LOT 2 AND ALL OF LOTS 3, 4, 5, 6 AND 7 IN BLOCK 15 IN COCHRAN'S SECOND ADDITION TO EDGEWATER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE WEST LINE OF LOT 2 AND THE NORTH LINE OF THE SOUTH 4.5 FEET OF LOT 2 OF AFOREMENTIONED COCHRAN'S ADDITION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, BEING ALSO THE EASTERLY LINE OF A 15' PUBLIC ALLEY, A DISTANCE OF 28.86 FEET; THENCE EASTERLY, PERPENDICULAR TO SAID WEST LINE OF LOT 3, A DISTANCE OF 70.11 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING ON THE EXTERIOR SURFACE OF THE 22 STORY SECTION OF THE BUILDING AT 6030 N. SHERIDAN ROAD; THENCE CONTINUING EAST, A DISTANCE OF 34.55 FEET ALONG SAID EXTERIOR SURFACE FOR THE FOLLOWING 2 COURSES AND DISTANCES; THENCE SOUTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 12.86 FEET; THENCE EAST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 30.75 FEET TO THE BACK OF A CONCRETE CURB AS MEASURED AND LOCATED ON MARCH 25, 2002; THENCE CONTINUING EAST A DISTANCE OF 2.15 FEET ALONG SAID CURB LINE FOR THE FOLLOWING 3 COURSES AND DISTANCES; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.92 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 4.17 FEET, FOR AN ARC LENGTH OF 8.11 FEET TO A POINT OF TANGENCY; THENCE EAST ALONG SAID CURB, A DISTANCE OF 7.32 FEET TO WEST LINE OF SHERIDAN ROAD; THENCE SOUTH ALONG SAID WEST LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 213.41 FEET; THENCE WEST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 14.29 FEET TO THE EXTERIOR SURFACE OF THE 1 STORY SECTION OF THE BUILDING AT 6030 N. SHERIDAN ROAD; THENCE CONTINUING WEST ALONG SAID ONE STORY SECTION, A DISTANCE OF 38.37 FEET; THENCE CONTINUING WEST, A DISTANCE OF 25.74 FEET; THENCE NORTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.64 FEET TO THE SOUTH EXTERIOR SURFACE OF SAID 22 STORY SECTION; THENCE CONTINUING NORTH, A DISTANCE OF 14.71 FEET ALONG SAID EXTERIOR SURFACE FOR THE FOLLOWING 4 COURSES AND DISTANCES; THENCE EAST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.63 FEET; THENCE NORTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 165.46 FEET; THENCE WEST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.52 FEET; THENCE NORTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.42 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED _____, 2002 AS DOCUMENT NUMBER _____, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6030 N. Sheridan, Unit 1011, Chicago, Illinois 60660

PINs: Part of 14-05-214-026-0000 & 14-05-214-028-0000

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. The Declaration including any and all amendments and exhibits thereto.
5. Leases, contracts, agreements and licenses affecting the Common Elements (as defined in the Declaration).
6. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
7. Streets and highways, if any.
8. Utility easements, if any, whether recorded or unrecorded.
9. Covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration and the Easement and Operating Agreement covering the Condominium property and the adjacent property.
10. The Condominium Property Act of Illinois.
11. Schedule B exceptions listed in Residential Title Services, Inc. Commitment Number RI134003.

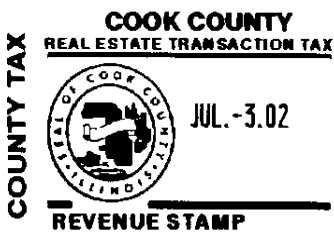
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City of Chicago
Dept. of Revenue
282072



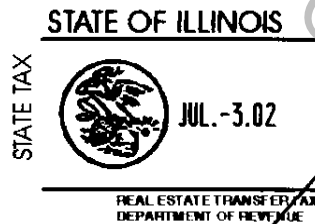
Real Estate
Transfer Stamp
\$937.50

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REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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