

UNOFFICIAL COPY

0030316598

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2003-03-06 11:20:45  
Cook County Recorder 28.50

GEORGE E. COLE FORM NO. 801  
LEGAL FORMS



**SPECIAL  
WARRANTY DEED**

THIS AGREEMENT, made this 14th day of February, 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 **Begzada Ljuscic and Hajrudin Ljuscic**

*Not as joint tenants but as tenants by entirety. at 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 (\$0.00)** 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 305, Chicago, IL 60660

**In Witness Whereof**, said Grantor has caused its name to be signed to these presents by a Manager, this 14th day of February, 2002.

SIXTY THIRTY, LLC an Illinois limited liability company

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

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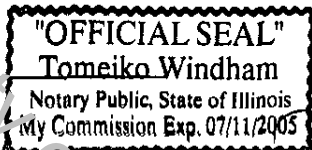
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James A. Wright personally known to me to be a Manager of

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 14<sup>th</sup> day of February, 2003

Commission expires \_\_\_\_\_



*Tomeiko Windham*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick  
Schain, Burney, Ross, & Citron, Ltd.  
222 North LaSalle Street, Suite 1910  
Chicago, Illinois 60601

MAIL TO:

*Tim O'Donoghue  
1215. Wilke Road, Ste. 500  
Arlington Heights, IL 60005*



SEND SUBSEQUENT TAX BILLS TO:

Begzada Ljuscic  
6030 N. Sheridan, Unit 305  
Chicago, Illinois 60660

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

City of Chicago  
Dept. of Revenue  
301714




Real Estate  
Transfer Stamp  
\$855.00

03/05/2003 15:51 Batch 11807 75

STATE TAX

STATE OF ILLINOIS



FEB. 28. 03


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000068701

REAL ESTATE TRANSFER TAX
00114.00
FP326669

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



FEB. 28. 03

REVENUE STAMP

# 0000098085

REAL ESTATE TRANSFER TAX
00057.00
FP326670

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0030316598

## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT NUMBER 305 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 26.74 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 JUNE 28, 2002 AS DOCUMENT NUMBER 0020719903, 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 305, Chicago, Illinois 60660

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