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00342024

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2000-05-12 12:10:02
Cook County Recorder 27.00



00342024

This instrument drafted by:

Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602

SPECIAL WARRANTY DEED

This indenture, made April 3, 2000 between The Metropolitan at Sheridan, LLC, a Delaware limited liability company ("Grantor") and ~~Mark~~ Marc A. Fervil ("Grantee") whose address is: 5320 N. Sheridan Road, Chicago, Illinois.

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is acknowledged, does hereby grant, sell and convey unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

UNIT 901 IN THE METROPOLITAN, A CONDOMINIUM, AS DELINATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 3 TO 9 INCLUSIVE IN BLOCK 7 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THAT PART OF SAID LOTS 3 TO 9 TAKEN AS A TRACT LYING ABOVE A HORIZONTAL PLANE 33.40 FEET, CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE 83.40 FEET, CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 3, 0.30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3, THENCE EAST A DISTANCE OF 128.07 FEET TO A POINT, SAID POINT BEING 21.85 FEET WEST OF THE EAST LINE OF SAID TRACT AND 0.35 FEET SOUTH OF THE NORTH LINE OF SAID TRACT; THENCE SOUTH, A DISTANCE OF 120.50 FEET, TO A POINT 21.90 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE WEST, A DISTANCE OF 127.85 FEET TO A POINT, SAID POINT BEING 0.21 FEET EAST OF THE WEST LINE OF SAID TRACT AND 120.72 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH, A DISTANCE OF 120.72 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

BOX 333-CTI

7808766 DEB 1059 No debt TM

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COOK
CO. NO. 018
24301
PB. 10776

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY 11 '00
DEPT. OF REVENUE

101.50

8
6
9
1

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP MAY 11 '00
P.B. 11424

50.75

★ 7
★ 6
★ 7
★ 6

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE
MAY 11 '00
P.B. 11187

761.25

00034202A

Property of Cook County Clerk's Office

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which Plat of survey is attached as Exhibit E to the Declaration of Condominium recorded March 24, 2000 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 00210270 (the "Declaration") together with a percentage of the Common Elements appurtenant to the Unit as set forth in said Declaration of Condominium as amended from time to time which percentage shall automatically change in accordance with Amended Declarations as they are filed of record pursuant to the Declaration, and together with Added Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby (the "Property") subject to real estate taxes not yet due and payable; applicable zoning, planned unit development and building laws, ordinances and restrictions; leases and licenses affecting the Common Elements; covenants and conditions contained in deed from John H. McDowell to John J. Corbett dated October 11, 1911 and recorded November 16, as Document 4868779; encroachments onto the property as disclosed by Plat of Survey made by National Survey Services, Inc. dated September 20, 1999 as Survey Number N-122795 (affects Common Elements); rights of tenant under lease of the unit expiring May 31, 2000, and acts done or suffered by Grantee, but only to the extent such matter presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the Property set forth in the above-mentioned Declaration and Grantor reserves to itself, its successors and or assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Deed is further subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as through the provision of the Declaration were recited and stipulated at length.

Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

Commonly known as: the above numbered Unit, 5320 N. Sheridan Road, Chicago, Illinois.
Permanent index numbers: Part of 14-08-209-010 through 013 (pre-conversion).

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TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in my wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

THE METROPOLITAN AT SHERIDAN, LLC,
a Delaware limited liability company

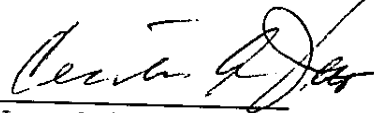
By: _____
Tomer Bitton,
its duly authorized agent

00342024

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tomer Bitton, personally known to me to be the duly authorized agent of The Metropolitan at Sheridan, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he as such duly authorized representative, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of April, 2000.


Notary Public

Upon recording mail to:

