

**WARRANTY DEED**  
**(Limited Liability Company to Individual)**  
**STATUTORY**



00389582

*MTC 2026918 1 all of CAR*

THE GRANTOR, CENTER POINT DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to DAVID A. SPERRY, 1133 North Dearborn, #1909, Chicago, IL 60610, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO, IF ANY: Exceptions contained in Rider attached hereto.

Permanent Real Estate Index Number: 14-18-327-020-0000 and 14-18-327-021-0000

Address of Real Estate: 4050 North Lincoln Avenue, Chicago, IL 60618

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Its Manager this 9<sup>th</sup> day of MAY, 2000.

CENTER POINT DEVELOPMENT, L.L.C.,  
an Illinois Limited Liability Company,

BY: *[Signature]*  
RICHARD J. WINEBERG, Its Manager

City of Chicago  
Dept. of Revenue  
226954  
15/30/2000 13:38 Batch 07-18-61  
Real Estate Transfer Stamp  
\$975.00

STATE OF ILLINOIS )  
                                    ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD J. WINEBERG, as Manager of CENTER POINT DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9<sup>th</sup> day of MAY, 2000.



*Elizabeth F. Jakubec*  
NOTARY PUBLIC

This Instrument was prepared by: GERARD D. HADERLEIN, 3413 N. Lincoln Avenue, Chicago, IL 60657.

MAIL TO:  
JOSEPH FRANK MILITERSO.  
732 W. FULLERTON PKWY  
CHG. IL. 60614

SEND SUBSEQUENT TAX BILLS TO:  
DAVID A. SPERRY  
4050 N. LINCOLN AVE.  
CHG. IL. 60618

UNOFFICIAL COPY

Property of Cook County Clerk's Office

OFFICIAL SEAL  
ELIZABETH J. PARSONS  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 01/31/2018

# UNOFFICIAL COPY

RIDER

00389582

THAT PART OF PROPERTY AND SPACE OF LOTS 6, 7 AND 8 IN RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11 IN W. B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 16.93 FEET ABOVE CHICAGO CITY DATUM, AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.37 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 6 IN RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11 IN W. B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 27.83 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 6, A DISTANCE OF 0.08 FEET TO A POINT ON THE FACE OF A FOUR STORY BRICK AND CONCRETE BUILDING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID PARALLEL LINE, BEING ALSO THE CENTERLINE AND CENTERLINE EXTENDED OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 48.69 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALSO THE CENTERLINE OF AN INTERIOR WALL OF SAID BUILDING; A DISTANCE OF 11.10 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALSO THE CENTERLINE OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 13.16 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALSO THE CENTERLINE AND CENTERLINE EXTENDED OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 16.73 FEET TO A POINT ON THE SAID EASTERLY LINE OF LOT 6; THENCE NORTHWESTERLY ALONG THE SAID EASTERLY LINE OF LOT 6, A DISTANCE OF 61.94 FEET TO THE PLACE OF BEGINNING.

PERMANENT INDEX NUMBERS: 14-18-327-020-0000 AND 14-18-327-021-0000

ADDRESS: 4050 NORTH LINCOLN AVENUE, CHICAGO, IL 60618

Subject only to the following, if any: covenants, conditions and restrictions of record; public and utility assessments; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1999 and subsequent years; and the mortgage or trust deed set forth in paragraph 3 and/or Rider 7.

Grantor also hereby grants to the Grantee, his 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 Party Wall Rights, Covenants, Conditions, Easements and Restrictions, 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 described 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.

