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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



0415629259

Doc#: 0415629259
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/04/2004 02:24 PM Pg: 1 of 4

WMD / CFB

Property of Cook County Clerk's Office

THE GRANTOR(S), Juneway Sheridan LLC, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Carlos McCain, an unmarried man, (GRANTEE'S ADDRESS) 2051 W. Fargo, Chicago, Illinois 60645 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as document number 0030097477, as amended from time to time; (b) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Operating Agreement and Declaration recorded as document number 0030097477, as amended from time to time; and (c) limitations and conditions imposed by the Condominium Property Act.

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, aforesaid, 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.

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

Permanent Real Estate Index Number(s): 11-29-101-021-0000, 11-29-101-029-0000
Address(es) of Real Estate: 7768 N. Sheridan Unit 3, Chicago, Illinois 60626

Dated this 29th day of March, 2004.

Juneway Sheridan LLC

By: Kenneth Sproul
Kenneth Sproul
Its Principal


8171822 DAC

Box 333

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STATE TAX

STATE OF ILLINOIS



JUN.-2.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

1800100000 #

REAL ESTATE TRANSFER TAX
0048250
FP 102808

CITY TAX

CITY OF CHICAGO



JUN.-2.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


1271100000 #

REAL ESTATE TRANSFER TAX
0361875
FP 102805

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUN.-2.04

REVENUE STAMP

000070260 #

REAL ESTATE TRANSFER TAX
0024125
FP 102802

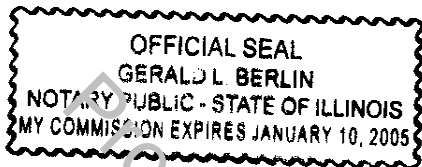
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kenneth Sproul, personally known to me to be the same person(s) whose name(s) 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 29th day of March, 2004.



Gerald Berlin (Notary Public)

Prepared By: Gerald Berlin
150 N. Michigan Ave. - Suite 1115
Chicago, Illinois 60601

Mail To:
Carlos McCain
2051 W. Fargo
Chicago, Illinois 60645

Name & Address of Taxpayer:
Carlos McCain
7768 N. Sheridan Unit 3
Chicago, Illinois 60626

UNOFFICIAL COPY**STREET ADDRESS:** 7768 N. SHERIDAN-#3**CITY:** CHICAGO**TAX NUMBER:** 11-29-101-021-0000**COUNTY:** COOK

1029

LEGAL DESCRIPTION:

PCL 1: UNIT TANDEM 3 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.