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MHC 2055729 to Gene

WARRANTY DEED

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Doc#: 0416041146  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/08/2004 11:19 AM Pg: 1 of 3

THIS AGREEMENT, made this 25th day of May, 2004, between 6102 Sheridan Building Corp., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, GRANTOR, and  
Mona Zemsky, 1645 W. School Street, #220, Chicago, Illinois,

GRANTEE, WITNESSETH, that the GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does CONVEY AND WARRANT unto the party of the GRANTEE, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

Above Space for Recorder's Use Only

See attached legal description.

6102 North Sheridan, Unit 204/PU-13/, Chicago, Illinois  
S-4,  
PIN: 14-05-210-020-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed & other assessments or installments thereof not due & payable at the time of closing; (3) applicable zoning, planned unit development, and building laws or ordinances; (4) encroachments, utility easements and agreements, covenants, conditions, restrictions, public and private easements and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration of Condominium for Sheridan Boardwalk Condominiums and all exhibits and amendments thereto; (6) provisions of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee; and (8) liens & other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereon affixed and has caused its name to be signed to these presents by its President the day and year first above written.

City of Chicago  
Dept. of Revenue  
341337



Real Estate  
Transfer Stamp  
\$1,852.50

6102 Sheridan Building Corp., an Illinois Corporation

BY:   
Richard Wexner, President

06/07/2004 08:10 Batch 02214 7

STATE TAX

STATE OF ILLINOIS

JUN.-4.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005875

REAL ESTATE  
TRANSFER TAX

00247.00

FP326660

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

JUN.-4.04

REVENUE STAMP

# 0000131771

REAL ESTATE  
TRANSFER TAX

0012350

FP326670

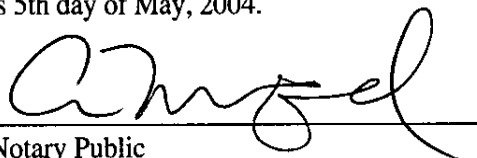
M.G.R. TITLE

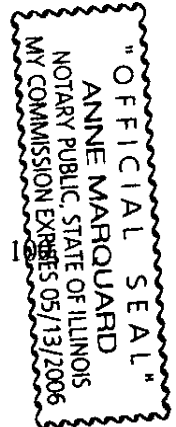
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State of Illinois )  
                          ) ss  
County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard Wexner., as to the President of 6102 Sheridan Building Corp., Inc., 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 as such President he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of May, 2004.

  
\_\_\_\_\_  
Notary Public



This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street, Ste. 1000 Chicago, IL.

Mail to:  
Larry Leavitt  
79 W. Monroe #912  
Chicago, IL 60603

Send subsequent tax bills to:  
mona Zensky  
6102 N. Sheridan #204  
Chicago, IL 60660

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## Legal Description

### PARCEL 1:

UNIT 204 AND PARKING UNIT PU-13 IN SHERIDAN BOARDWALK CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 14 AND 15 AND THE SOUTH 15 FEET OF LOT 13 IN BLOCK 10 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0406227087, TOGETHER WITH AN UNDIVIDE PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKERS S-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0406227087 .

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 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.

Commonly known as 6102 N. Sheridan, Chicago, Illinois