

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0427841042
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/04/2004 10:13 AM Pg: 1 of 3

THIS AGREEMENT, made this 28th day of September 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

Brian Carlson, an individual, 640 N. Wilshire, Arlington Heights, IL 60004

M.G.R. TITLE

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 his 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 304, pu-28, Chicago, Illinois

s-14

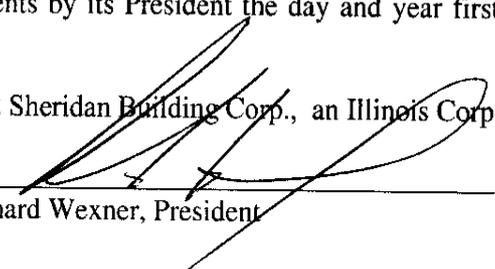
PIN: 14-05-210-020-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed & other assessments or instalments 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 hereto affixed and has caused its name to be signed to these presents by its President the day and year first above written.

2658047
MERCURY TITLE COMPANY, LLC-N
10/2/04 HSR

6102 Sheridan Building Corp., an Illinois Corporation

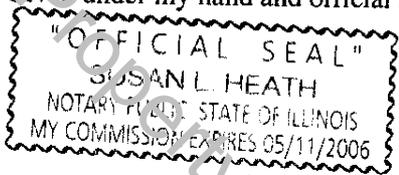
BY: 
Richard Wexner, President

UNOFFICIAL COPY

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 28th day of September, 2004.



Susan L. Heath
Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street, Ste. 100, Chicago, IL.

Mail to:

Samuel Bell
479 Business Center Drive
Suite 108
Mount Prospect, Illinois 60056

Send subsequent tax bills to:

Brian Carlson
6102 North Sheridan #304
Chicago, Illinois 60660

City of Chicago
Dept. of Revenue
354275



Real Estate
Transfer Stamp
\$1,920.00

09/30/2004 10:57 Batch 02287 6

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 30. 04
REVENUE STAMP



0000141674

REAL ESTATE
TRANSFER TAX
0012800
FP326670

STATE TAX
STATE OF ILLINOIS
SEP. 30. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



000010674

REAL ESTATE
TRANSFER TAX
0025600
FP326660

UNOFFICIAL COPY

Legal Description

PARCEL 1:

UNITS 304 AND PARKING UNIT PU-28 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 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKERS S-14, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0406227087, AS AMENDED FROM TIME TO TIME.

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