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Doc#: 0428141053
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/07/2004 10:25 AM Pg: 1 of 3

THIS INSTRUMENT PREPARED BY:

Janet K. Thomas
Attorney At Law
Law Office of Lloyd Gussis
2536 North Lincoln
Chicago, Il 60614
MTC # 205 7540 1 of 3

WARRANTY DEED

M.G.R. TITLE

THE GRANTOR, SHERIDAN GARDENS, L.L.C., a limited liability company 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, for and in consideration of Ten (\$10.00) Dollars, in hand paid, and pursuant to authority given, CONVEYS AND WARRANTS unto Ryan F. Bach, the real estate commonly known as 4720-32 North Racine, Unit #4728-2W, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 9th day of September, 2004.

ADDRESS: 4728 ~~4720-32~~ North Racine, Unit ~~4728-2W~~ 2W, Chicago, Illinois 60640

PTIN: 14-17-105-017-0000

DATED this 9th day of September, 2004

City of Chicago
Dept. of Revenue
354888
10/05/2004 14:12 Batch 11876 23



Real Estate
Transfer Stamp
~~\$1,312.50~~

By: SHERIDAN GARDENS, L.L.C.
Sheridan Gardens Manager, LLC

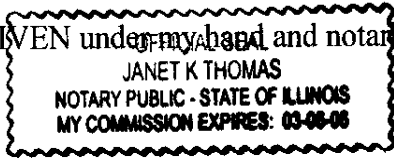
By: Robert A. Levinson
Its Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Robert Levinson, personally known to me to be the member of Sheridan Gardens Manager, LLC, an Illinois limited liability company, the manager of Sheridan Gardens, L.L.C., whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

UNOFFICIAL COPY

GIVEN under my hand and notarial seal this 8 day of September, 2004.



Janet K Thomas

Notary Public

My commission expires: 3/08/08

MAIL TO:

SEND TAX BILL TO:

MICHAEL WOOD, ESQ.
ONE NORTH LA SALLE #1700
CHICAGO, IL 60602

RYAN F. BACH
4728 North Racine #2W
CHICAGO, IL 60640

REAL ESTATE
TRANSFER TAX
00087.50
FP326670

0000142074

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. - 5.04
REVENUE STAMP
COUNTY TAX

STATE OF ILLINOIS
OCT. - 5.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
2E111000000
0017500
FP326660

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1:

UNIT 4728-2W IN THE SHERIDAN GARDENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN ELLIOT W. DARLING'S SUBDIVISION OF LOTS 6, 7, 8, 9, 10, 11 AND 12 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH $\frac{3}{4}$ OF THE EAST $\frac{1}{2}$ OF THE NORTH $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST $\frac{1}{2}$ OF THE SAID NORTHWEST $\frac{1}{4}$ SECTION WHICH LIES NORTH OF THE SOUTH 808 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0419631020, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELIENATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0419631020.

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.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.