



Doc#: 0428841076
 Eugene "Gene" Moore Fee: \$28.00
 Cook County Recorder of Deeds
 Date: 10/14/2004 10:31 AM Pg: 1 of 3

14

THIS INSTRUMENT PREPARED BY:

Janet K. Thomas
 Attorney At Law
 Law Office of Lloyd Gussis
 2536 North Lincoln
 Chicago, Il 60614

WARRANTY DEED

M.G.R. TITLE

2004-11-17-105-017-0000
 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 Brent Frost, the real estate commonly known as 4720-32 North Racine, Unit #4730-2W, 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 24 day of September, 2004.

ADDRESS: 4720-32 North Racine, Unit #4730-2W, Chicago, Illinois

PTIN: 14-17-105-017-0000

DATED this 24 day of September, 2004

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

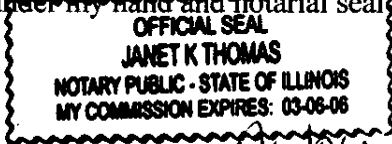
By: *Paul A. Levinson*
 Its Member

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 22nd day of September, 2004.



Janet Thomas
Notary Public

My commission expires: 5/10/10

MAIL TO:

Robert L. Howard
116 Geneva
Elmhurst, IL 60126

SEND TAX BILL TO:

Brent Frost
4730 N. Racine #2W
Chicago, IL 60640

City of Chicago
Dept. of Revenue
355733
10/13/2004 13:53 Batch 02295 63



Real Estate
Transfer Stamp
\$952.50

STATE TAX
STATE OF ILLINOIS
OCT. 13.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
0012700
0000071282
FP326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 13.04
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
0006350
000142737
FP326670

UNOFFICIAL COPY

PARCEL 1:

4730

UNIT ~~4730~~-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.

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.