

# UNOFFICIAL COPY

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Doc#: 0509641027  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/06/2005 01:38 PM 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

2059 925 mtc  
Janet K. Thomas

## WARRANTY DEED

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 Jennifer Bradley, the real estate commonly known as 4720-32 North Racine, Unit #4732-1E, 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 31 day of March, 2005.

ADDRESS: 4720-32 North Racine, Unit #4732-1E, Chicago, Illinois

PTIN: 14-17-105-017-0000

DATED this 31 day of March, 2005

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
374679 \$1,308.75  
04/05/2005 14:08 Batch 02299 48



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

By: Robert 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

STATE TAX  
STATE OF ILLINOIS  
APR. -5.05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
0017450  
FP326669  
# 000077589

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
APR. -5.05  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
0008725  
FP326670  
# 000155876

M.G.R. TITLE

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act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of March, 2005.



Janet K Thomas  
Notary Public

My commission expires: 3/6/06

MAIL TO:

FELICIA M. DIGIOVANNI  
7610 W. NORTH AVE.  
ELMWOOD PARK IL 60707

SEND TAX BILL TO:

JENNIFER BRADLEY  
4732 N. RACINE #1E  
CHICAGO IL 60640

PROPERTY of Cook County Clerk's Office

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UNIT 4732-1E 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 JULY 14, 2004 AS DOCUMENT 0419631020, AND AMENDED FROM TIME TO TIME, 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.