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Doc#: 0606742124 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2006 11:38 AM Pg: 1 of 5

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

Above Space for Recorder's use only

THE GRANTOR, Juneway Sheridan, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and Warrants to Kenneth Sproul a married man, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Exhibit 'A' attached hereto and made a part hereof.

SUBJECT TO: General Taxes for 2005 and subsequent years; Covenants, conditions, and restrictions of record, private, public and utility easements and roads and highways; Terms, provisions, covenants, conditions and options contained in and Rights and Easements established by the Declaration of Condominium Ownership recorded July 21, 2005 as Document Number 0520239032 as amended from time to time; Limitations and conditions imposed by the Condominium Property Act; 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.

Address of Real Estate: 7772 North Sheridan Road, Unit 1, Chicago, IL 60626

Dated this 23rd day of February, 2006.

ATTEST:

By

ARTHUR MITCHELL

Its

PRESIDENT

JUNEWAY SHERIDAN, L.L.C., by

SPROUL MITCHELL BUILDERS, INC.,
an Illinois Corporation, its Managing Member

By

Kenneth Sproul, Its Secretary

(Seal)

NO
ASS

1 of 3

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8333530

COLLINS

CT1

Box 334

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STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Dwayne Collins a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT Kenneth Sproul, personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of February, 2006.



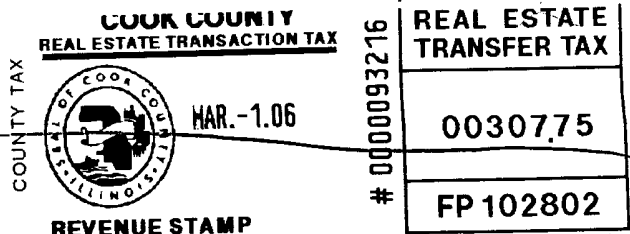
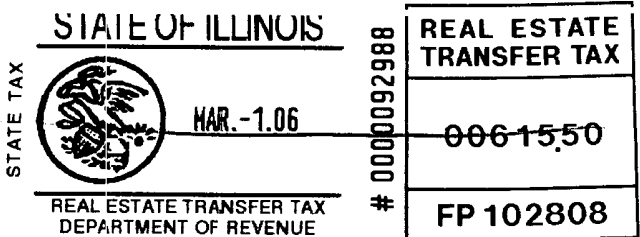
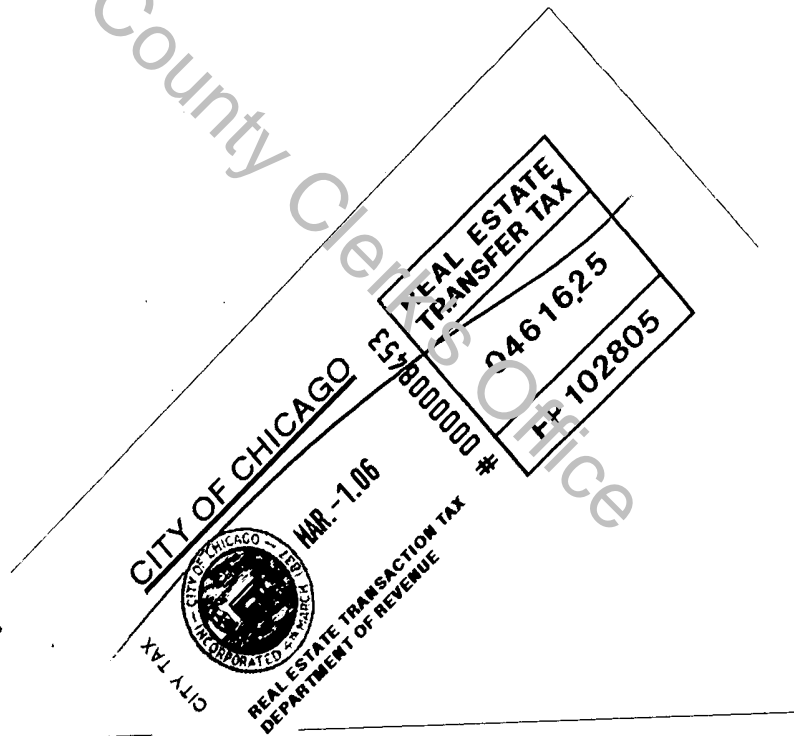
[Signature]
NOTARY PUBLIC
Commission expires 8/29/08

This instrument was prepared by:

Gerald L. Berlin
Berlin & Associates
1529 S. State Street
Suite PH-1
Chicago, Illinois 60605-3111

Mail & send subsequent tax bills to:

Kenneth Sproul
Juneway Sheridan, LLC
2610 W. Division St.
Chicago, IL ~~60662~~ 60622



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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

Exhibit A

ORDER NO.: 1401 008333530 DB

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT 1 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Parcel identify number Tract size of acreage
11-29-101-030-1001 to 1051

- UNOFFICIAL COPY
5. 11-29-101-030-1005
 6. 11-29-101-030-1006
 7. 11-29-101-030-1007
 8. 11-29-101-030-1008
 9. 11-29-101-030-1009
 10. 11-29-101-030-1010
 11. 11-29-101-030-1011
 12. 11-29-101-030-1012
 13. 11-29-101-030-1013
 14. 11-29-101-030-1014
 15. 11-29-101-030-1015
 16. 11-29-101-030-1016
 17. 11-29-101-030-1017
 18. 11-29-101-030-1018
 19. 11-29-101-030-1019
 20. 11-29-101-030-1020
 21. 11-29-101-030-1021
 22. 11-29-101-030-1022
 23. 11-29-101-030-1023
 24. 11-29-101-030-1024
 25. 11-29-101-030-1025
 26. 11-29-101-030-1026
 27. 11-29-101-030-1027
 28. 11-29-101-030-1028
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 37. 11-29-101-030-1037
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 39. 11-29-101-030-1039
 40. 11-29-101-030-1040
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 49. 11-29-101-030-1049
 50. 11-29-101-030-1050
 51. 11-29-101-030-1051
 52. 11-29-101-030-1052

Property of Cook County Clerk's Office

Parcel identify number Acreage

53. 11-29-101-030-1053
54. 11-29-101-030-1054
55. 11-29-101-030-1055
56. 11-29-101-030-1056
57. 11-29-101-030-1057
58. 11-29-101-030-1058
59. 11-29-101-030-1059
60. 11-29-101-030-1060
61. 11-29-101-030-1061
62. 11-29-101-030-1062
63. 11-29-101-030-1063
64. 11-29-101-030-1064
65. 11-29-101-030-1065
66. 11-29-101-030-1066
67. 11-29-101-030-1067

Property of Cook County Clerk's Office