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Doc#: 0609742034 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/07/2006 09:54 AM Pg: 1 of 3

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

Above Space for Recorder's use only

2602403 8333729 Munden Cnc 1045 no abs

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 Elizabeth Gjerde and Lawrence Stoegbauer, of 7627 N. Greenview, Unit 1D, Chicago, IL, not as tenants in common, but as Joint Tenants with Right of Survivorship, 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.

^{WD} PIN 11-29-101-031-1103 //

Address of Real Estate: 7766 North Sheridan Road, Unit 6, Chicago, IL 60626

Dated this 23 day of March 2006.

ATTEST:

JUNEWAY SHERIDAN, L.L.C., by

By Arthur Mitchell

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

Its President

By Kenneth Sproul (Seal)
Kenneth Sproul, Its Secretary

Box 334

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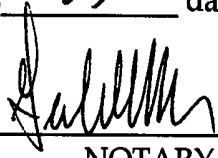
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, Gerald Berlin a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT Art Mitchell and 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 by their free and voluntary act, for the uses and purposes therein set forth.

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



NOTARY PUBLIC

Commission expires _____

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:

Elizabeth Gjerde and Lawrence Stoegbauer
7766 North Sheridan Road
No. 3
Chicago, Illinois 60626

STATE TAX

STATE OF ILLINOIS

APR. -5.06

REAL ESTATE TRANSFER TAX

0048000

FP 102808

0000093861

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR. -5.06

REAL ESTATE TRANSFER TAX

0024000

FP 102802

0000094089

REVENUE STAMP

CITY TAX

CITY OF CHICAGO

APR. -5.06

REAL ESTATE TRANSFER TAX

0360000

FP 102805

0000009164

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

Exhibit A

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008333729 DB

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

PCL 1: UNIT 6 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 I. 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, ALL IN COOK COUNTY, ILLINOIS.