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Doc#: 0611502009 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/25/2006 07:29 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED  
BY: Victoria C. Bresnahan  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431

SEE PAGE 3 FOR MAIL TO  
INFORMATION

ABOVE SPACE FOR RECORDER'S USE ONLY

32281\001\0005

04/20/05

**SPECIAL WARRANTY DEED**

This indenture, made this 30<sup>th</sup> day of March, 2006, between TPS Development, LLC, 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, Grantor, and Sean Taylor, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto (the "Unit").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;

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- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

Permanent Real Estate Index Number(s): 14-17-404-035-000

Address(es) of real estate: Unit 306 4138-44 N. Sheridan, Chicago, IL 60657

Grantor also hereby grants to 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF, ALL IN COOK COUNTY, ILLINOIS

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Member the day and year first above written.

TPS Development, LLC, an Illinois  
limited liability company

By: 

Its Member

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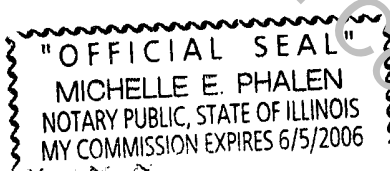
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, \_\_\_\_\_, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert T. Buffington personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he/she signed and delivered the foregoing instrument pursuant to authority, given by TPS Development, LLC for the uses and purposes therein set forth.

Given under my hand and official seal this 4<sup>th</sup> day of April, 2006.

Michelle E Phalen  
Notary Public

Commission expires: 6/5/06



MAIL TO:

Christopher J. Stasko  
Attorney At Law  
20 South Clark-Suite 500  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Sian Taylor  
(NAME)  
4144 N. Sheridan #306  
(ADDRESS)  
Chicago, IL 60613  
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**UNOFFICIAL COPY****EXHIBIT A****PARCEL 1:**


UNIT 306 IN THE PARK SHERIDAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOTS 4 AND 5 (EXCEPT THE EAST 7 FEET OF SAID LOTS) IN BLOCK 7 IN BUENA PARK, A SUBDIVISION IN THE SOUTH EAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE PARK SHERIDAN CONDOMINIUM RECORDED JANUARY 6, 2006 AS DOCUMENT NO. 0600634083 ("DECLARATION"); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 4138-44 North Sheridan Road, Chicago, IL

PIN 14-17-404-035-0000

COUNTY TAX  REVENUE STAMP	<b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b> APR. 20. 06	<b>REAL ESTATE TRANSFER TAX</b> 00120.50 FP326707
	# 0000033452	

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	<b>STATE OF ILLINOIS</b> APR. 20. 06	<b>REAL ESTATE TRANSFER TAX</b> 00241.00 FP 102809
	# 0000033563	

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	<b>CITY OF CHICAGO</b> APR. 20. 06	<b>REAL ESTATE TRANSFER TAX</b> 01807.50 FP 102803
	# 0000022789	