

# UNOFFICIAL COPY

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



Doc#: 0613840206 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/18/2006 02:39 PM Pg: 1 of 4

SEE PAGE 3 FOR MAIL TO  
INFORMATION

ORDER'S USE ONLY

32281\001\0005

04/20/05

## SPECIAL WARRANTY DEED

This indenture, made this 1<sup>st</sup> day of May, 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 Megan E. Smith and Ramona E. Smith 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 JOINT TENANTS  
WITH RIGHT OF  
SURVIVORSHIP

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;

BOX 15

TICOR TITLE 585077

# UNOFFICIAL COPY

- (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 302 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

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                ) SS  
COUNTY OF COOK )

I, Michelle Phalen, 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 1<sup>st</sup> day of May, 2006.



Michelle E Phalen  
Notary Public

Commission expires: 6/5/06

MAIL TO:

WILLIAM B PHILLIPS  
SUITE 463  
221 N. LA SALLE ST.  
CHICAGO, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

MEGAN E. SMITH  
(NAME)  
4144 N. SHERIDAN UNIT 302  
(ADDRESS)  
CHICAGO IL 60640  
(CITY, STATE AND ZIP)

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

**UNOFFICIAL COPY****EXHIBIT A**

PARCEL 1:


UNIT 302 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 HIS 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	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000033848	REAL ESTATE TRANSFER TAX
	 MAY. 16. 06		00095.00
	REVENUE STAMP		FP326707

CITY TAX	<b>CITY OF CHICAGO</b> REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000023054	REAL ESTATE TRANSFER TAX
	 MAY. 16. 06		01425.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 102803

STATE TAX	<b>STATE OF ILLINOIS</b> REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000033960	REAL ESTATE TRANSFER TAX
	 MAY. 16. 06		00190.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102809