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(1 of 2)

SPECIAL WARRANTY DEED Statutory Illinois



Doc#: 0620233173 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/21/2006 01:37 PM Pg: 1 of 4

Above Space for Recorder's use only

THE GRANTOR, **BRYN MAWR-SHERIDAN, L.L.C.**, an Illinois 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said company, GRANTS, BARGAINS, SELLS, REMISES, RELEASES AND CONVEYS to the GRANTEES, THOMAS HOFFMAN & MARILYN HOFFMAN and SEAMUS COYLE & KATHLEEN COYLE as tenants in common, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

* Miller

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever

SUBJECT TO: Exceptions set forth on Exhibit "B" attached hereto and incorporated by this reference.

Permanent Real Estate Index Number: 14-08-202-009-0000;
(affects underlying land and other property)

Address of Property: 5556 North Sheridan, Parking Spaces #41, 42, 43, 44, -45,
Chicago, Illinois 60640

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision or revisions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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, above described, with the appurtenances, unto the Grantee, forever. Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees that it has not done, or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those exceptions set forth on Exhibit "B."

Box 400-CTCC

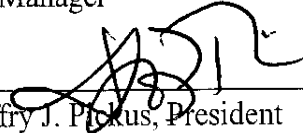
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 19 day of July, 2006.

BRYN MAWR-SHERIDAN, L.L.C.,
an Illinois limited liability company

By: Bix Corp., an Illinois corporation,
its Manager

By: 
Jeffrey J. Pickus, President

State of Illinois)
) ss.
County of Lake)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jeffrey J. Pickus, personally known to me to be the President of Bix Corp., Manager of BRYN MAWR-SHERIDAN, L.L.C., an Illinois limited liability company, and 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 severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of July, 2006.


Notary Public

Prepared By:

Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606



Mail To:

Vedder Price
Guy Snyder
222 North LaSalle Street
Chicago, Illinois

Mail Tax Bill to:

Thomas S. & Marilyn K. Hoffman
5510 North Sheridan Road #10A
Chicago, Illinois 60640

Seamus & Kathleen Coyle
8 Bedford Court
Lincolnshire, Illinois 60069


UNOFFICIAL COPY**EXHIBIT "A"
LEGAL DESCRIPTION****PARCEL 1:**


UNIT PU-41, PU-42, PU-43, PU-44 and PU-45 IN 5556 NORTH SHERIDAN ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING LEGAL DESCRIPTION:


LOTS 1, 2, AND 3 LYING BELOW A HORIZONTAL PLANE OF +53.20 CITY OF CHICAGO DATUM, IN BLOCK 1 OF JOHN LEWIS COCHRAN'S SUBDIVISION, A SUBDIVISION OF THE WEST ½ OF THE NORTH EAST FRACTIONAL ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0604018090, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2-

~~EXCLUSIVE RIGHT TO USE STORAGE SPACE S--, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.~~

STATE TAX	STATE OF ILLINOIS	# 0000005727	REAL ESTATE TRANSFER TAX
	 JUL. 20.06		00150.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000003732	REAL ESTATE TRANSFER TAX
	 JUL. 20.06		00075.00
	REVENUE STAMP		FP 103022

CITY TAX	CITY OF CHICAGO	# 0000003870	REAL ESTATE TRANSFER TAX
	 JUL. 20.06		01125.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103023

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Exhibit 'B'

Subject to: (1) real estate taxes not yet due and payable; (2) public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration and provision of the Act; (5) such other matters, as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage; and (6) acts of the Buyer.

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, 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.

There is and was no tenant or the tenant of Parking Spaces 41,42,43,44,45 has waived or has failed to exercise the right of first refusal; or the tenant of the unit had no right of first refusal; or the Purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

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