



Doc#: 0624911056 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/08/2008 11:35 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY: Elka Nelson
Elka Geller Nelson & Associates, LLC
20 N. Clark, Suite 550
Chicago, Illinois 60602

SEE PAGE 3 FOR MAIL TO
INFORMATION

Ticor Title Insurance

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This indenture, made this 25th day of August 2006 between TPS II, 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 Kevin Smith and Shannon O'Boye Grantees ~~not as Tenants in Common or~~ Tenants by the Entirety ~~but as Joint Tenants~~, 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;

BOX 15

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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 101, 4138-44 N. Sheridan, Chicago, IL ~~60657~~ 60613

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 25th the day and year first above written.

TPS II, LLC, an Illinois limited liability company,
by it's Manager, TPS Development, LLC, an Illinois
limited liability company

By: 
Its: Member

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, Tom Wilczynski, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert J. 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 II, LLC and TPS Development, LLC for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of August, 200 .



Tj Wil
Notary Public
Commission expires: 5/10/10

MAIL TO:

Anne Hemmings
222 N. LaSalle, Ste. 1910
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Kevin S Smith & Shannon F. O'Boye
(NAME)
4144 N. Sheridan Rd. # 101
(ADDRESS)
Chicago, IL 60613
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

Number
PARCEL 1:

UNIT 101 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 1-6-06, AS DOCUMENT NO. 0609634083 ("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

CITY TAX

CITY OF CHICAGO



AUG. 30. 06


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001399

REAL ESTATE TRANSFER TAX
0261750
FP 102803

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 30. 06


REVENUE STAMP

0000035665

REAL ESTATE TRANSFER TAX
0017450
FP326707

STATE TAX

STATE OF ILLINOIS



AUG. 30. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000035787

REAL ESTATE TRANSFER TAX
0034900
FP 102809