

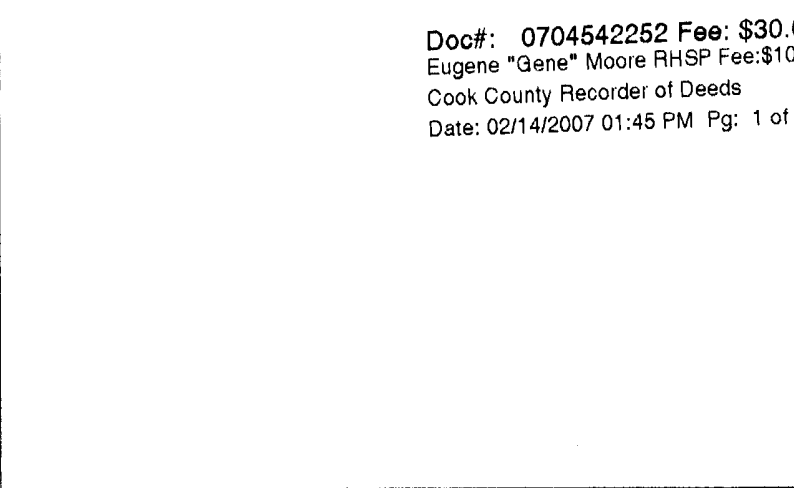
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Doc#: 0704542252 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/14/2007 01:45 PM Pg: 1 of 4

LHYWES # 83-71-355-D1

**SPECIAL WARRANTY DEED**  
**Statutory Illinois**



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 GRANTEE, **CURTIS AND JANA LILES** whose address is 5601 North Sheridan Road, Unit 17B, Chicago, Illinois 60660, not as Tenants in Common but as JOINT TENANTS, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**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 not as Tenants in Common but as Joint Tenants 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 #72, 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 Grantee 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."

Handwritten initials or signature

**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 12<sup>th</sup> day of February 2007.

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

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

By:   
Jeffrey J. Pickus, President

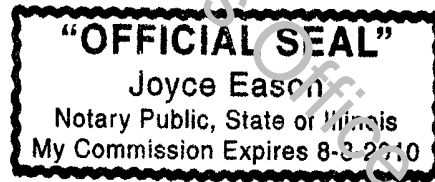
State of Illinois )  
) ss.  
County of Lake )

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 12<sup>th</sup> day of February 2007.

  
Notary Public

**Prepared By:**  
Fuchs & Roselli, Ltd.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606



**Mail To:**  
Curtis and Jana Liles  
5601 North Sheridan Road, Unit 17B  
Chicago, Illinois 60660

**Mail Tax Bill to:**  
Curtis and Jana Liles  
5601 North Sheridan Road, Unit 17B  
Chicago, Illinois 60660

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## EXHIBIT "A" LEGAL DESCRIPTION

PU-72 IN 5556 NORTH SHERIDAN ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING LEGAL DESCRIPTION:

LOTS 1, 2, AND 3, 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.

STATE TAX

STATE OF ILLINOIS



FEB. 13.07


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000000935

REAL ESTATE TRANSFER TAX
00015.00
FP 103024

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



FEB. 13.07


REVENUE STAMP

# 0000004962

REAL ESTATE TRANSFER TAX
00007.50
FP 103022

CITY TAX

CITY OF CHICAGO



FEB. 13.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000004709

REAL ESTATE TRANSFER TAX
00112.50
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 Space 72 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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