

UNOFFICIAL COPY



Doc#: 0716540182 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/14/2007 02:17 PM Pg: 1 of 3

Special Warranty Deed-Illinois
(LLC to Tenants by the Entirety)

H65648

HERITAGE TITLE COMPANY

Above Space for Recorder's Use Only

THIS INDENTURE, made this 11th day of June, 2007 between 3011N. Clifton, LLC, an Illinois Limited Liability Company, created under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Bryan Sherrick and Nicole Sherrick, husband and wife**, not as Joint Tenants, not as Tenants in Common but as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

3005 N. Clifton, Unit 101 Chicago, Illinois 60657

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Illinois Corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs, assigns, FOREVER, all the following described land, situate in the County of Cook and the State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: General taxes for 2006 and subsequent years;

Permanent Index Number(s) (PIN): 14-29-208-036-0000.

Address(es) of Real Estate: 3005 N. Clifton, Unit 101, Chicago, Illinois 60657

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


3 PG
CC

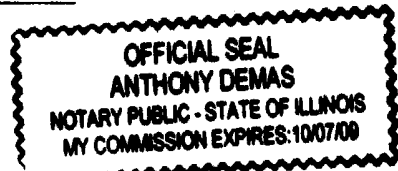
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And said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns that it has not done or suffered to be

done, anything whereby the said premises hereby are 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 by the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member Michael O'Malley, the day and year first above written.

By: 
Managing Member, 3011 N. Clifton, LLC.



THE STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that are personally known to me to be the same Michael O'Malley person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and Voluntary at, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of June 2007.

Commission expires OCTOBER 7, 2009.


Notary Public

This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 5045 North Harlem Avenue, Chicago, Illinois 60656.

MAIL TO:

RICHARD C. SPAIN
33 N. Dearborn #2220
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Bryan & Nicole Sherrick
3005 N. Clifton #101
Chicago, IL 60657

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Exhibit A

H65648

UNIT 101 IN THE CLIFTON CROSSING CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 75 AND 76 IN JOHN P. ATGELD'S SUBDIVISION OF BLOCK 6 AND 7 IN THE SUBDIVISION OF BLOCKS 2 AND 3 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634615075, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-29-208-036-0000 (UNDERLYING P.I.N.)

C/K/A 3005 N. CLIFTON AVENUE, UNIT 101, CHICAGO, ILLINOIS 60657-4338

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

City of Chicago
Dept. of Revenue
513528
06/12/2007 14:15 Batch 00742 71



Real Estate
Transfer Stamp
\$2,707.50

STATE TAX



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

JUN 12 2007

STATE OF ILLINOIS

FP103042
0018050
TRANSFER TAX
REAL ESTATE

0000025898

REVENUE STAMP



COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN 12 2007

COUNTY TAX

2651000013592

FP 103037
0036100
REAL ESTATE
TRANSFER TAX