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SPECIAL WARRANTY DEED



Doc#: 0723611062 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/24/2007 11:52 AM Pg: 1 of 5

This Indenture, made this 31st day of July, 2007, between Sheridan Place in Uptown, L.P., an Illinois limited partnership, 4701 N. Sheridan Road, Chicago, Illinois 60640, party of the first part, and Louis K. Danielson and Kimberly M. Danielson, 7668 W. Norwood, Chicago, Illinois 60631, husband and wife, as tenants by the entirety, party of the second part,

CP 1913
16521599

WITNESSETH, that the party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, husband and wife, as tenants by the entirety, FOREVER, all of the following described real estate situated in the County of Cook, in the State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, 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 at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part and its successors 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 it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the "Permitted Exceptions" as set forth in Exhibit B attached hereto and made a part hereof.

[Rest of page is intentionally left black. Signature and notary are on the next page]

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CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 AUG. 23. 07

000000000 #

REAL ESTATE TRANSFER TAX
0182250
FP 102812

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 AUG. 23. 07

000006777 #

REAL ESTATE TRANSFER TAX
0012150
FP 103028

REVENUE STAMP

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 AUG. 23. 07

000005978 #

REAL ESTATE TRANSFER TAX
0024300
FP 103027

CLERK'S OFFICE OF COOK COUNTY

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EXHIBIT A

PARCEL 1:

UNIT 311 AND PARKING SPACE UNIT P-59 IN SHERIDAN PLACE IN UPTOWN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THOSE PARTS OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES' SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; THAT PART LYING BELOW AN ELEVATION OF 17.02 FEET (CCD) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 31.11 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 53.33 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 7.99 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 27.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 43 SECONDS EAST, 3.18 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 35.80 FEET; THENCE SOUTH 89 DEGREES 15 SECONDS 43 MINUTES WEST, 12.33 FEET; THENCE SOUTH 0 DEGREES 44 MINUTES 17 SECONDS EAST, 11.93 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST, 13.79 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES 21 SECONDS EAST, 104.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SHERIDAN PLACE IN UPTOWN CONDOMINIUM RECORDED AS DOCUMENT NO. 0715515066, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0715515065, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT(S) DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT(S) SET FORTH IN SAID DECLARATION OF CONDOMINIUM; AND THE PARTY OF THE FIRST PART 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.

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EXHIBIT B

The exceptions contained in the title policy issued to and accepted by party of the second part contemporaneously with the execution and recordation of this deed and insuring party of the second part's interest in the described real estate.

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