

UNOFFICIAL COPY

TICOR TITLE 599850

THIS INSTRUMENT PREPARED
BY: Victoria C. Bresnahan
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431



Doc#: 0730440089 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2007 12:34 PM Pg: 1 of 4

SEE PAGE 3 FOR MAIL TO
INFORMATION

ABOVE SPACE 1

04/20/05

SPECIAL WARRANTY DEED

This indenture, made this 19th day of September 2007 between 2930 North Sheridan, 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 Andrew Lau of 1821 Kelly Ct, Darien, Illinois Grantee, 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, and pursuant to authority of the Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its 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;

4K9

UNOFFICIAL COPY

- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (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): 14-28-118-012-0000
 14-28-118-013-0000


Address(es) of real estate: Unit 201, 2930 North Sheridan Road, Chicago, IL 60657


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Member the day and year first above written.

2930 NORTH SHERIDAN, LLC,
 an Illinois limited liability company

By: 
 Its _____

CITY TAX  OCT. 31. 07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000005970	REAL ESTATE TRANSFER TAX
		02100.00
		FP 102803

STATE TAX STATE OF ILLINOIS  OCT. 31. 07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0600040953	REAL ESTATE TRANSFER TAX
		00280.00
		FP 102809

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  OCT. 31. 07 REVENUE STAMP	# 0000040000	REAL ESTATE TRANSFER TAX
		00140.00
		FP 326707

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 201 & P-30 IN THE 2930 NORTH SHERIDAN TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 'A' (EXCEPT THAT PART TAKEN AND DEDICATED FOR SHERIDAN ROAD) AND LOTS 1, 2 AND 3 IN BLOCK 2 GILBERT HUBBARD'S ADDITION TO CHICAGO OF SECTION 28, 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 RECORDED AS DOCUMENT NUMBER 0715022027; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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.

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.