

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This Indenture, made this 31<sup>st</sup> day of January, 2008, between Sheridan Place in Uptown, L.P., an Illinois limited partnership, 4701 N. Sheridan Road, Chicago, Illinois 60640, party of the first part, and Branko Vajda, 411 Foxford Drive, Buffalo Grove, Illinois 60089, party of the second part,



Doc#: 0805111188 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/20/2008 02:49 PM Pg: 1 of 5

FIRST AMERICAN TITLE

ORDER # \_\_\_\_\_

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, 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]

299894-MTC  
21W-768662


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**CITY OF CHICAGO**  
 CITY TAX  
  
 FEB. 14. 08  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000016595

REAL ESTATE TRANSFER TAX
01938.75
FP 102812

**STATE OF ILLINOIS**  
 STATE TAX  
  
 FEB. 14. 08  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000050891

REAL ESTATE TRANSFER TAX
00258.50
FP 103027

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 FEB. 14. 08  
 REVENUE STAMP

# 0000051090

REAL ESTATE TRANSFER TAX
00129.25
FP 103028

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the duly authorized Manager of its duly authorized General Partner, the day and year first above written.

Sheridan Place in Uptown, L.P.,  
an Illinois limited partnership

By: Leshar, L.L.C.,  
an Illinois limited liability company,  
its General Partner

By: *Karen L. Poter*  
Karen L. Poter, Manager

STATE OF ILLINOIS  
COUNTY OF COOK SS.

I, Anthony L. Frink, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karen L. Poter, as Manager of Leshar, L.L.C, an Illinois limited liability company, the General Partner of Sheridan Place in Uptown, L.P., an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that, as such Manager, she signed and delivered the said instrument, as her free and voluntary act, and as the free and voluntary act and deed of said company on behalf of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 31<sup>st</sup> day of January 2008.



*Anthony L. Frink*  
Notary Public  
My Commission expires: 8/9/09

This instrument was prepared by:

Anthony L. Frink  
Holland & Knight LLP  
131 South Dearborn Street, 30<sup>th</sup> Floor  
Chicago, Illinois 60603

Record and Mail to:

Branko Vajda  
950 W. Leland  
# 608  
Chicago, IL 60640

Send Subsequent Tax Bills to:

Branko Vajda  
950 W. Leland  
# 608  
Chicago IL 60640

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## EXHIBIT A

**PARCEL 1:**

UNIT 608 AND PARKING SPACE UNIT P-56 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, AS AMENDED FROM TIME TO TIME, 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.

P.I.N.: PART OF 14-17-206-054-0000

COMMONLY KNOWN AS: UNITS 608 AND P-56, 950 W. LELAND AVENUE, CHICAGO, IL 60640

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## EXHIBIT B

(1) real estate taxes and installments of special taxes and assessments not yet due and payable; (2) zoning, building and use restriction laws or ordinances; (3) all rights, easements, restrictions, conditions, covenants and reservations of record including without limitation as contained in the Declaration and a reservation by Sheridan Place in Uptown Condominium Association to itself and its successors and assigns, for the benefit of all Unit owners at the Condominium, of the rights and easements set forth in said Declaration, as the same may be amended from time to time; (4) public, private and utility easements; (5) provisions of the Condominium Property Act of Illinois; (6) roads and highways; (7) acts done or suffered by party of the second part; and (8) such other 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. The rights, easements, restrictions, conditions, covenants and reservations of record reserved in (3) above include, without limitation, the right to automatically change such percentage interest in accordance with such amendments as they are filed of record pursuant to said Declaration, and together with additional Common Elements as such amendments are filed of record, in the percentages set forth in such amendments, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amendment as though conveyed hereby. The deed is conveyed on the conditional limitation that the percentage of ownership of the grantees in the Common Elements shall be divested pro tanto and vest in the grantees of the other Units in accordance with the terms of the Declaration and any such amendments recorded pursuant thereto, and the right of revocation is also hereby reserved to party of the first part herein to accomplish this result. The acceptance of this conveyance by the grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to the Declaration and to all the other terms of the Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each such amendment recorded pursuant thereto. The party of the first part reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the Additional Property, as defined therein.

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