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SPECIAL WARRANTY DEED



Doc#: 0827026052 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/26/2008 09:38 AM Pg: 1 of 3

THE GRANTOR(S) Sheridan Grande Partners, LLC, an Illinois limited liability company, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, does hereby REMISE, RELEASE, ALIEN AND CONVEY to Robert Freeman (individually or collectively the "Grantee"), the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 707 and parking unit P28 and P49 in Sheridan Grande Condominium, according to the Plat of said Sheridan Grande Condominium recorded on July 31, 2006 as document number 0621244031 in the office of the Recorder of Deeds of Cook County Illinois, together with an undivided 1.87% percentage interest in the common elements of said Sheridan Grande Condominium.

(hereinafter referred to as the "Premises"), together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise 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 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 the Grantee forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and Grantee's successors, that Grantor 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 Grantor WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming or to claim the same, by through or under it.

The Premises hereby conveyed are not the homestead of the Grantor.

This conveyance is subject to (1) general real estate taxes not yet due or payable at the time of closing; (2) general or special assessments or installments thereof not yet due and payable as of the date hereof, if any; (3) the provisions of the Illinois Condominium Property Act; (4) the Declaration of Condominium of

1 of 2 NW 6106901 NW 6106901 NW 6106901 NW 6106901 NW 6106901 NW 6106901 NW 6106901 NW 6106901 NW 6106901

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Sheridan Grande Condominiums, recorded on July 31, 2006 as document number 0621244031 in the office of the Recorder of Deeds of Cook County, Illinois (the "Declaration"); (5) public, private and utility easements which do not adversely affect Purchaser's use of the Unit Ownership or Common Elements, (6) covenants, conditions and restrictions of record that do not unreasonably interfere with Purchaser's use of the Unit Ownership or the Common Elements; (7) applicable zoning, planned unit development and building laws, building lines, ordinances and restrictions (including and encroachments or violations of any of same as to which the Title Insurer insures over on the Owner's Title Policy); (8) leases and licenses affecting the Common Elements; (9) acts done or suffered by the Purchaser including, without limitation, Purchaser's mortgage, if any; (10) any deed restrictions which do not prohibit the intended use of the Unit Ownership or the common elements; (11) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for roads and highways, if any; (13) easements granted to the buildings immediately north and south of the Land pursuant to documents 0436214282 and 0436214281.

The Premises is part of tax parcel identification number : ~~14-08-416-018-0000~~
~~14-08-416-019-0000~~
~~14-08-416-020-0000~~
~~14-08-416-021-0000~~
~~14-08-416-022-0000~~

Address of Premises: 4848 North Sheridan Avenue, Chicago, Illinois 60640

Dated this 22nd day of September, 2008.

SHERIDAN GRANDE PARTNERS, LLC
an Illinois limited liability company
By: Capital Realty & Development, L.L.C.
an Illinois limited liability company, its Manager

14-08-416-037-1057


14-08-416-037-1098

14-08-416-037-1119

By: David Matheis
David Matheis, its Manager

CITY TAX

CITY OF CHICAGO



SEP. 24. 08

0000004123

REAL ESTATE TRANSFER TAX


0342300

FP 102805

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



SEP. 24. 08

0000001306


REAL ESTATE TRANSFER TAX

0016300

FP 102802

STATE TAX

STATE OF ILLINOIS



SEP. 24. 08

0000003485

REAL ESTATE TRANSFER TAX

0032600

FP 102808

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STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT David Matheis, personally known to me to be the Manager of Capital Realty & Development, L.L.C., an Illinois limited liability company, which is itself the Manager of Sheridan Grande Partners, LLC, and the same person whose name is 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 act and as the free and voluntary act of said Capital Realty & Development, L.L.C. and Sheridan Grande Partners, LLC, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 22nd day of September, 2008.

Commission expires:



Heather R. Reinheimer

Notary Public

This Instrument was prepared by and:
~~when recorded return to:~~

Attorney Peter C. Bazos
1250 Larkin Avenue, Suite 100
Elgin, IL 60123

Grantee's address and send subsequent tax bills to:

Robert Freeman
Unit 707, 4848 North Sheridan Avenue
Chicago, Illinois 60640

Return TO:
DAVID L. GUSTEN
35 E. WALKER DR
#650
CHICAGO IL 60601