

UNOFFICIAL COPY



Doc#: 1012641027 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/06/2010 11:34 AM Pg: 1 of 3

WARRANTY DEED

850 3240 2010 4000

The Grantor, **SMB SPROUL MITCHELL HOLDINGS LLC**, an Illinois 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, for the consideration of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

~~ARTHUR OSMELEK and~~ **JANE OSMELEK**, husband and wife, not as joint tenants or as tenants in common but as tenant by the entirety, whose address is 7758 N. Sheridan, Unit 13, Chicago, Illinois 60626.

(ABOVE SPACE FOR RECORDER'S USE ONLY)

all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Subject only to the following, if any: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use and occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration if applicable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Permanent Real Estate Index Number: **11-29-101-033-1140**

Address of Real Estate: **7758 N. Sheridan Rd., Unit 13, Chicago, Illinois 60626**

Dated this 9th day of April, 2010.

SMB SPROUL MITCHELL HOLDINGS LLC

By: *Arthur D. Mitchell*
ARTHUR D. MITCHELL, its Member

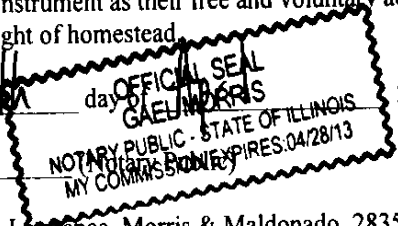
By: *Kenneth D. Sproul*
KENNETH D. SPROUL, its Member

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ARTHUR D. MITCHELL and KENNETH D. SPROUL, the Members of SMB SPROUL MITCHELL HOLDINGS LLC, personal known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, 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 9th day of APRIL, 2010.

[Handwritten signature]



This instrument was prepared by: Gael Morris, Lawrence, Morris & Maldonado, 2835 N. Sheffield Ave., Chicago, Illinois 60657

Mail to: Joseph M. Talarico, 15000 S. Cicero Ave., Oak Forest, IL 60452

Name and Address of Taxpayer: ~~ARTHUR OSMELEK and~~ JANE OSMELEK, 7758 N. Sheridan, Unit 13, Chicago, IL 60626,


Box 334.

[Handwritten initials]

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CITY OF CHICAGO

CITY TAX



APR. 23. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


000008473

REAL ESTATE TRANSFER TAX
03360.00
FP 102805

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



APR. 23. 10


REVENUE STAMP

0000006627

REAL ESTATE TRANSFER TAX
00160.00
FP 102802

STATE OF ILLINOIS

STATE TAX



APR. 24. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009800

REAL ESTATE TRANSFER TAX
00320.00
FP 102808

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:**UNOFFICIAL COPY**

UNIT A IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 11-29-101-033-1140

PROPERTY ADDRESS: 7758 N. SHERIDAN #13, CHICAGO, ILLINOIS 60626