

# UNOFFICIAL COPY

Ticor 150823



Doc#: 1018726052 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2010 10:57 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED  
BY: Jeffrey Sanchez  
Jay Zabel & Associates, Ltd.  
55 W Monroe, Ste 3950  
Chicago, IL 60603

SEE PAGE 3 FOR MAIL TO  
INFORMATION

ABOVE SPACE FOR RECORDER'S USE ONLY

04/20/05

## SPECIAL WARRANTY DEED

This indenture, made this 15th day of June, 2010, between 3033 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 David Fogel and Melanie Fogel, Husband and Wife, as Tenants by the Entirety, Grantees, 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;

(c) the Declaration, including all Exhibits thereto, as amended from time to time

S X  
P 4  
S 7  
SC 7  
INT C.7

# UNOFFICIAL COPY

- (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.

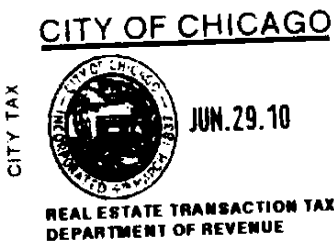
Permanent Real Estate Index Number(s): 14-28-202-031-1135 and 14-28-202-031-1213

Address(es) of real estate: Unit 1601 and P-70, 3033 North Sheridan Road, Chicago, IL 60657

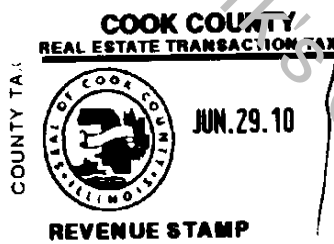
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Member the day and year first above written.

3033 NORTH SHERIDAN, LLC,  
an Illinois limited liability company

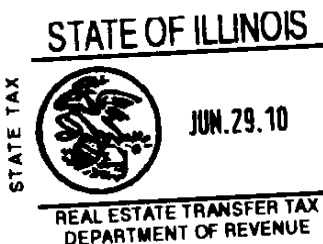
By: *Robert Kroppa*  
Robert Kroppa, Its Member



# 0000014054	REAL ESTATE TRANSFER TAX
	0492450
	FP 102803



# 000004172	REAL ESTATE TRANSFER TAX
	0020450
	FP 1026707




# 0000004176	REAL ESTATE TRANSFER TAX
	0040900
	FP 102809

**UNOFFICIAL COPY**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, Jeffrey Sanchez, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Kroupa personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he/she signed and delivered the foregoing instrument pursuant to authority, given by 3033 NORTH SHERIDAN, LLC for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of June, 2010.

  
 \_\_\_\_\_  
 Notary Public

Commission expires: 2/3/11



MAIL TO:

Ira T. Kaufman

661 W Lake St, Ste 1W

Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

David and Melanie Fogel

(NAME)

3033 N Sheridan Rd, Unit #1601

(ADDRESS)

Chicago, IL 60657

(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A

UNIT 1601 AND P-70 IN THE 3033 SHERIDAN TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 115 FEET OF LOT 2 IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS IN THE LAKE FRONT ADDITION IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF THE WEST LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED IN CASE NO. 256886 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF LOTS 2 AND 3 AND RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 50388117 IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0807916045; 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.