

# UNOFFICIAL COPY



## WARRANTY DEED

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:

Doc#: 1027733079 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/04/2010 01:15 PM Pg: 1 of 3

**AVERY ADAMS**, whose address is 7766 N. Sheridan #5, 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 to: see attached.

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

PIN: 11-29-101-033-1139 Address of Real Estate: 766 N. Sheridan Rd., Unit 5, Chicago, Illinois 60626

Dated this 20th day of September, 2010.

**SMB SPROUL MITCHELL HOLDINGS LLC**

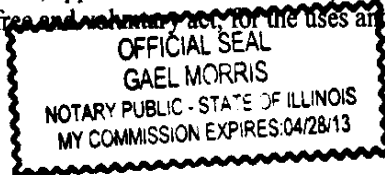
By: Arthur D. Mitchell  
ARTHUR D. MITCHELL, its Member

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 20th day of September, 2010



Gael Morris (Notary Public)

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

Mail to: M. Richter, 5225 Old Orchard Rd #30, Skokie IL 60077

Name and Address of Taxpayer: AVERY ADAMS, 7766 N. Sheridan Rd., Unit 5, Chicago, Illinois 60626

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Proprietary Cook County Clerk's Office

STATE OF ILLINOIS  
 OCT. - 1.10  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000007550

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0030200                  |
| FP 103032                |

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 OCT. - 1.10  
 REVENUE STAMP

# 0000007551

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0015100                  |
| FP 103034                |

CITY OF CHICAGO  
 OCT. - 1.10  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000007564

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0317100                  |
| FP 103033                |

**UNOFFICIAL COPY****LEGAL DESCRIPTION:**

PCL 1: UNIT 5 IN THE LAKEVIEW POINTE CONDOMINIUM 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 "" 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.

**Address: 7766 N. Sheridan #5, Chicago, Illinois 60626**

**PIN: 11-29-101-033-1139**

Subject only to covenants, conditions and restrictions of record, including without limitation, the terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments; real estate taxes not due and payable; the 35 foot building line as shown on plat of subdivision, and the encroachment of the trees onto the land north and adjoining concrete pavement and driveways onto the land south and adjoining as disclosed by survey made by Jens K Doe as order number 01-1938.