



SPECIAL WARRANTY DEED

Doc#: 1109741024 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/07/2011 10:32 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 Rebecca J. Fast (individually or collectively the "Grantee"), the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 306 and Unit P-29 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 1.85%% 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 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

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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 and (14) the Declaration of Condominium of Sheridan Grande South Condominiums, recorded on October 16, 2009 as document number 0928918086 in the office of the Recorder of Deeds of Cook County, Illinois (the "Declaration") and (15) Easement and Operating Agreement by and among Sheridan Grande Condominium Association and Sheridan Grande South Condominium Association recorded October 16, 2009 as document number 0928918087 and (16) Declaration of Covenant, Restrictions and Reciprocal Easements Recorded July 31, 2006 as document number 0621244029 and First Amendment recorded as document number 0928918084 and (17) Covenant relating to maintenance and repair of the common lines located anywhere on the property from the point of connection to the sewer main in the public street recorded May 4, 2006 as document number 0612434111.

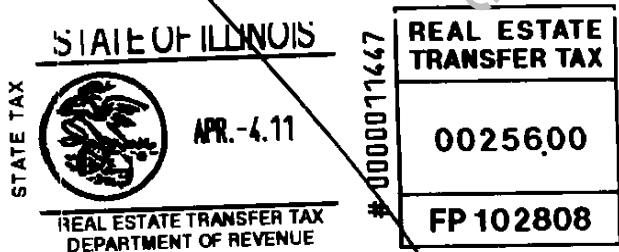
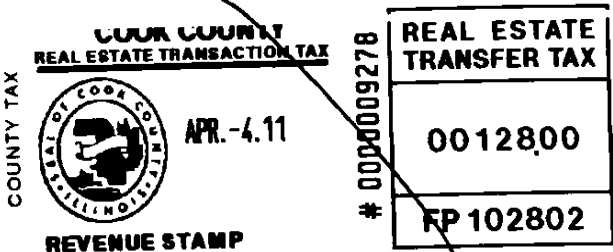
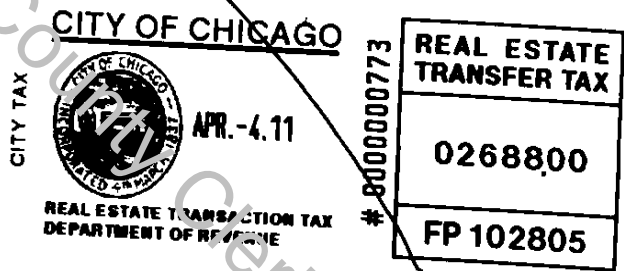
The Premises is part of tax parcel identification number : 14-08-416-037-1016
14-08-416-037-1099

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

Dated this 1st day of April, 2011.

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

By: DM
David Matheis, its Manager



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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 by hand and official seal this 1st day of April, 2011.

Commission expires:



[Handwritten Signature]

Notary Public

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

→ *Matt [unclear]*
Grantee's address and send subsequent tax bills to:

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

*Peter C. Bazos
1250 Larkin Ave.
Suite 100
Elgin, IL 60123*

~~Rebecca Fast
Unit 306, 4848 North Sheridan Avenue
Chicago, Illinois 60640~~

*14018 E. Hawthorne St.
Wichita, KS 67230*