

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1233504149 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/30/2012 02:02 PM Pg: 1 of 4

This Indenture, made as of the 19<sup>th</sup> day of November, 2012, between Leland Holdings LLC, an Illinois limited liability company, 6111 N. River Road, Rosemont, IL 60018, party of the first part, and Jeffrey S. Brennan, 6928 Fringetree Way, Springfield, IL 62712, party of the second part,


WITNESSETH, that the party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, as tenants in common, FOREVER, all of the following described real estate situated in the County of Cook, in the State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.



Together with all and singular hereditaments and appurtenances belonging thereto, or in any way 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 at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part and its successors 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 it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the "Permitted Exceptions" as set forth in Exhibit B attached hereto and made a part hereof.

REAL ESTATE TRANSFER	11/20/2012
 CHICAGO:	\$990.00
CTA:	\$396.00
<b>TOTAL:</b>	<b>\$1,386.00</b>

14-17-206-076-1011 | 20121101603635 | 14M0SL

REAL ESTATE TRANSFER	11/20/2012
  COOK	\$66.00
ILLINOIS:	\$132.00
<b>TOTAL:</b>	<b>\$198.00</b>

14-17-206-076-1011 | 20121101603635 | 526ZKW

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FIRST AMERICAN TITLE order # 2344117  
293

S Y  
P 4  
S N  
SC Y  
INT AB



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## EXHIBIT A

### PARCEL 1:

UNITS 404 AND P-19 IN SHERIDAN PLACE IN UPTOWN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PART OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SHERIDAN PLACE IN UPTOWN CONDOMINIUM RECORDED JUNE 4, 2007 AS DOCUMENT NO. 0715515066, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0715515065, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT(S) DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT(S) SET FORTH IN SAID DECLARATION OF CONDOMINIUM; AND THE PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID 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 SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N.: 14-17-206-076-1011 and 14-17-206-076-1104

COMMONLY KNOWN AS: UNITS 404 AND P-19, 950 W. LELAND AVENUE, CHICAGO, IL 60640

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## EXHIBIT B

(1) real estate taxes and installments of special taxes and assessments not yet due and payable; (2) zoning, building and use restriction laws or ordinances; (3) all rights, easements, restrictions, conditions, covenants and reservations of record including without limitation as contained in the Declaration and a reservation by Sheridan Place in Uptown Condominium Association to itself and its successors and assigns, for the benefit of all Unit owners at the Condominium, of the rights and easements set forth in said Declaration, as the same may be amended from time to time; (4) public, private and utility easements; (5) provisions of the Condominium Property Act of Illinois; (6) roads and highways; (7) acts done or suffered by party of the second part; and (8) such other exceptions contained in the title policy issued to and accepted by party of the second part contemporaneously with the execution and recordation of this deed and insuring party of the second part's interest in the described real estate.

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