

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: **TODD A. SPIGHT**, of 7742 N. Sheridan #3-L, Chicago, Illinois 60626, 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.



Doc#: 1504413040 Fee: \$40.00
 RHSP Fee:\$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 02/13/2015 10:14 AM Pg: 1 of 2


(ABOVE SPACE FOR RECORDER'S USE ONLY)

PINs: 11-29-101-033-1067 and 11-29-101-033-1131

Address(es) of Real Estate: 7750 N. SHERIDAN RD., UNITS O and P, CHICAGO, ILLINOIS 60626

Dated this 30th day of December, 2013.

SMB SPROUL MITCHELL HOLDINGS LLC

By: 
 ARTHUR D. MITCHELL, its Member

By: 
 KENNETH D. SPROUL, its Member

REAL ESTATE TRANSFER TAX

13-Feb-2015

CHICAGO:	300.00
CTA:	120.00
TOTAL:	420.00

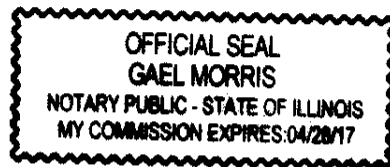
11-29-101-033-1067 | 20141201654560 | 1-945-149-056

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 30th day of December, 2013.

(Notary Public)



This instrument was prepared by: Gael Morris, 2835 N. Sheffield Ave. Ste. 232, Chicago, Illinois 60657

Mail to: Todd Spight, 7742 N. Sheridan Ave #3-L
Chicago, IL 60626

Name and Address of Taxpayer: Todd Spight, 7742 N. Sheridan #3-L, Chicago, Illinois 60626

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LEGAL DESCRIPTION: UNITS O AND P 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.

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Address of Real Estate: 7750 N. SHERIDAN RD., UNITS O and P, CHICAGO, ILLINOIS 60626

subject only to the following if any: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, building lines and restrictions of record; (VI) easements of record, including any easements provided for in any plat of subdivision of the Property; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (DC) Purchaser's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act"); and (XI) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

REAL ESTATE TRANSFER TAX

13-Feb-2015



COUNTY:	20.00
ILLINOIS:	40.00
TOTAL:	60.00

11-29-101-033-1067 | 20141201654560 | 0-696-983-168