

134 2600 CA
162

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Doc# 2123010027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2021 09:27 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Limited Liability Company

Dec ID 20210801628110
ST/CO Stamp 1-970-870-032 ST Tax \$272.50 CO Tax \$136.25
City Stamp 1-433-999-120 City Tax: \$2,861.25

This instrument, made this 29 day
of JULY 2021, between
Maple Street Properties LLC, a
Limited Liability Company, created
and existing under and by virtue of
the laws of the State of Michigan,
party of the first part, and **Samuel M.**
Mansour Trust, Deed July 17, 2019
party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the member and manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part and to its successors and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

SEE ATTACHED LEGAL DESCRIPTION

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Permanent Index Number: 14-08-416-040-1045; 14-08-416-041-1023
EP-63

COMMONLY KNOWN AS: 4848 N Sheridan Road Unit 605, Chicago, IL 60640

GRANTOR, for itself, its successors and assigns, WARRANTS ASSIGNS, COVENANTS, and REPRESENTS that it has not done or suffered to be done anything whereby the premises hereby conveyed is, or may be, in any manner impaired, encumbered or charged, except as recited herein, and that it will WARRANT and DEFEND the premises against all persons lawfully claiming by through or under it,

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 20__ and subsequent years.

Together with all the hereditaments and appurtenances thereunto belonging, and all the right, title, interest, of the party of the first part, in and to the above described premises; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever, as grantee.

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1342866


Parcel 1: Unit 605 and P63 in the Sheridan Grande Condominium as delineated on a Survey of the following described property: Lots 2 to 7 and the North 15.00 feet of Lot 8 in George Lill's Sheridan road Addition to Chicago being a Subdivision of the Southeast Fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, (Except that part taken for widening of Sheffield Avenue), in Cook County, Illinois. Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 0621244031, First amendment document 0928918085 together with its undivided percentage interest in the common elements.

Parcel 2: Easements for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements recorded July 31,2006 as Document 0621244029 and First amendment recorded October 16,2009 as Document 0928918084 for Structural support; ingress and egress; maintenance; encroachments; common areas; over and upon common areas located within the buildings located on Lots 2 to 7 and the North 15 feet of Lot 8 in aforesaid Subdivision.

Parcel 3: Easements for the benefit of Parcel 1 as created by Easement and Operating agreement (the "agreement") dated October 16,2009 and recorded October 16,2009 as Document 0928918087 by and among Sheridan Grande Condominium Association, LTD., an Illinois not-for-profit corporation, Sheridan Grande South Condominium Association, LTD., an Illinois not-for-profit corporation and Sheridan Grande Partners, LLC, an Illinois limited liability company.



Permanent Index Number: 14-08-416-040-1045

Permanent Index Number: 14-08-416-041-1023

REAL ESTATE TRANSFER TAX		13-Aug-2021
	CHICAGO:	2,043.75
	CTA:	817.50
	TOTAL:	2,861.25 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Aug-2021
	COUNTY:	136.25
	ILLINOIS:	272.50
	TOTAL:	408.75

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