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This instrument was prepared by:

John E. Lovestrand, P.C.
30 Green Bay Road
Winnetka, IL 60093
Attn: John E. Lovestrand, Esq.

Doc# 2223815033 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2022 01:36 PM PG: 1 OF 6

After recording return to:

Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02110-3333
Attention: Deborah Horwitz, Esq.

SPECIAL WARRANTY DEED

Thomas F. Zatorski, M.D. and Anne E. Niedenthal, M.D., Partners, doing business as the TAS Group General Partnership, an Illinois general partnership, having an address at c/o John E. Lovestrand, Esq., 30 Green Bay Road, Winnetka, IL 60093 ("Grantor"), for TEN DOLLARS (\$10.00) and other good and valuable consideration, does remise, release, alien and convey unto Plaza Del Lago Condos LLC, having an address at 33 Boylston Street, Suite 3000, Chestnut Hill, MA 02467 ("Grantee"), and Grantee's successors and assigns forever all the right, title and interest which Grantor has in and to the property legally described on Exhibit A to this deed (the "Land").

Together with (a) all buildings, structures, fixtures, and other improvements located on the Land, (b) all of Grantor's interest in all easements, hereditaments, rights of way, and other rights appurtenant to the Land, and (c) an undivided interest in and to the general common elements, parking areas, parking spaces, storage areas and storage units, as set out and established in the Declaration of Condominium Ownership for 1625 Sheridan House Condominium recorded in the office of the Record of Deeds of Cook County, IL on December 21, 1979, as Document No. 25291029, as amended by that Amendment to the Declaration of Condominium Ownership for 1625 Sheridan House Condominium recorded in the office of the Record of Deeds of Cook County, IL on February 4, 1980, as Document No. 25362546, as amended and restated by that certain Amended and Restated Declaration of Condominium Ownership for 1625 Sheridan House Condominium recorded in the office of the Record of Deeds of Cook County, IL on December 19, 2000, as Document No. 00995557, as further amended by that certain Amendment to the Amended and Restated Declaration of Condominium Ownership for 1625 Sheridan House Condominium recorded in the office of the Record of Deeds of Cook County, IL on March 25, 2002, as Document No. 0020332730, that certain Amendment to the Amended and Restated Declaration of Condominium Ownership for 1625 Sheridan House Condominium recorded in the office of the Record of Deeds of Cook County, IL on April 14, 2004, as Document No. 0410532068, that certain Third Amendment to the Amended and Restated Declaration of Condominium Ownership for 1625 Sheridan House Condominium recorded in the office of the Record of Deeds of Cook County, IL on April 18, 2014, as Document No. 1410834092, as corrected by that certain Scrivener's Affidavit recorded in the office of the Record of Deeds of Cook County, IL on March 7, 2018, as Document No. 1806613065, and as further amended by that certain Fourth Amendment to the Amended and Restated Declaration of Condominium Ownership for 1625 Sheridan House Condominium recorded in the office of the Record of Deeds of Cook County, IL on August 21, 2020, as Document No. 2023406007, and all easements, rights, rights of way, privileges and benefits appurtenant thereto (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever.

COH122036834(-Spencer 1 of 1)

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And Grantor, for itself and its successors, covenants, promises and agrees, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as provided on Exhibit B attached hereto and by this reference incorporated herein and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by or through Grantor, subject to the matters described on Exhibit B, and not otherwise.

[The signature page follows]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX



26-Aug-2022

COUNTY:	350.00
ILLINOIS:	700.00
TOTAL:	1,050.00

05-27-201-040-1057

| 20220801615198 | 1-958-286-288

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Dated: August 19, 2022

Signed:

THOMAS F. ZATORSKI, M.D. and ANNE E. NIEDENTHAL, M.D., Partners, doing business as THE TAS GROUP GENERAL PARTNERSHIP, an Illinois general partnership

By: X *Thomas F. Zatorski*
Thomas F. Zatorski

By: X *Anne E. Niedenthal*
Anne E. Niedenthal

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **THOMAS F. ZATORSKI** and **ANNE E. NIEDENTHAL**, personally 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 and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and official seal this 19 day of August, 2022.



John E. Lovestrand
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

COMMERCIAL UNITS C-2, C-3 AND C-4 IN 1625 SHERIDAN ROAD CONDOMINIUM FORMERLY KNOWN AS 1625 SHERMAN HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT "A" IN D. J. L. WALTHER'S CONSOLIDATION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (RECORDED APRIL 23, 1971 AS DOCUMENT 21458249) BEING ALSO DESCRIBED AS LOT 2 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF GAGE'S ADDITION TO THE VILLAGE OF WILMETTE AND OF THE WEST 40 FEET WEST OF AND ADJOINING THE WEST LINE OF BLOCK 2 THEREOF IN A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1895, AS DOCUMENT 2269816, IN COOK COUNTY, ILLINOIS AND LOT 4 (EXCEPT THE NORTHWESTERLY 45 FEET) IN ANTOINETTE GAGE'S SUBDIVISION OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 IN GAGE'S ADDITION TO VILLAGE OF WILMETTE IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25291023, AS AMENDED TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND TOGETHER WITH PARKING SPACES 61, 63 AND 64.

05-27-201-040-1057

05-27-201-040-1058

05-27-201-040-1059

1625 Sheridan Rd. #C-2, C-3, C-4

Wilmette IL 60091

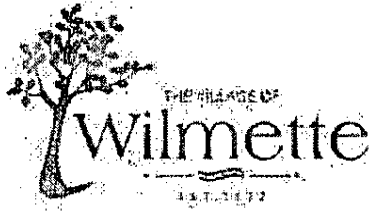
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EXHIBIT B

PERMITTED ENCUMBRANCES

1. General and special real estate taxes and assessments not yet due or payable.
2. The provisions of all laws, ordinances, and regulations affecting the Property.
3. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as Document No. 25291029, as amended from time to time.
4. Easement(s) in gross for the purpose(s) and rights incidental thereto, as granted in a Document, granted to Comcast of Illinois VI, LLC, for purpose of an easement in gross and right-of-way to construct, use maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system, recorded on August 10, 2007 as Document No. 0722231080, and on March 4, 2015 as Document 1506316079, affects the Land.
5. Easement(s) in gross for the purpose(s) and rights incidental thereto, as granted in a Document, granted to Comcast Cable Communications Management LLC, for purpose of an easement in gross and right-of-way to construct, use maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system, recorded on October 5, 2021 as Document No. 2127855009, affects the Land.
6. Grant to the Sanitary District of Chicago recorded January 9, 1914 as Document 5335880 a perpetual easement, right and authority to construct, change, repair, maintain and operate sewer systems.
7. Encroachment of alley Southwesterly and adjoining the Land disclosed by a survey by Gentile and Associates, Inc., No. 79-2089.
8. Encroachment of planters onto property Northeast and adjoining disclosed by said survey.

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Name of Buyer:
 PLAZA DEL LAGO
 CONDOS, LLC

Real Estate Transfer Tax
\$2,100.00

Property Address:
 1625 SHERIDAN RD. C2,C3 & C4
 WILMETTE, IL. 60091

Issue Date 8/25/2022

Revenue Stamps:

Village of Wilmette	\$1,000.00	Qty: 2	=	\$2,000.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$500.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$400.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$300.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$200.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$100.00	Qty: 1	=	\$100.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$90.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$80.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$70.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$60.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$50.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$40.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$30.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$25.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$20.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$10.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$1.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	

Village of Wilmette	\$5,000.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2022-08-25	1625 SHERIDAN RD. C2,C3 & C4	