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7710 NORTH SHERIDAN CONDOMINIUM SPECIAL WARRANTY DEED

THI INDENTURE, made this 28th day of October between MARK BAILEY, INC., an Illinois corporation between MARK BAILEY, INC. INC., an I McWilliams a bachelor

Chicago, Illinoi,

in consideration of the sum of Ten Dollars III Grantor, in consideration of the sum of Ten Dollars (1) (\$10.00) and other grow and valuable consideration in hand paid, does hereby grant, bargain and sell to Grantee and on Grantee's heirs or other legal representatives, the following on described real estate, situated in Cook County, Illinois, cook together with the tenement and appurtenances thereto belong the cook of the sum of Ten Dollars (1) (\$10.00) and other grow and sell to Grantee and on the cook of the sum of Ten Dollars (1) (\$10.00) and other grow and valuable consideration in hand the cook of the sum of Ten Dollars (1) (\$10.00) and other grow and valuable consideration in hand the paid, the cook of the sum of Ten Dollars (1) (\$10.00) and other grow and valuable consideration in hand the paid, the cook of the coo

Unit No. 306 ir 7710 North Sheridan Condominium as delineated or a plat of survey of the following described real estate:

Lot 1 and Lot 2; together with the vacated alley North of and adjoin a said Lot 1, in Germania Addition to Function a Cubding

Germania Addition to Evaleton, a Subdivision of Blocks 2 and 3 of Ireyers Lake Shore Addition to Evanston, and that part of the North West 1/4 of Section 29, Township 41 North, Range 14 E.st of the Third Principal Meridian, lying North of the Indian Boundary Line, and Scu'h and West of said Blocks 2 and 3, in Cook

West of said Blocks 2 and 3, 1... Cock County, Illinois; which plat of survey is attached as Exhibit (to the Declaration of Condominium Ownership for 7710 North Sheridan made by Mark Bailey, Inc. and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on June 11, 1980 as Document No. 25483978 (the "Declaration"), together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Declaration.

set forth in said Declaration. Grantor also hereby grants to Grantee and Grantee's 4 successors and assigns, as rights and easements appurate tenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in the second real estate set forth real estate the Declaration, and Grantor reserves to itself, its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining real estate described therein. This Deed is subject to all rights, easements, restrictions, conditions, covenants and reserva-tions contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated a

length herein.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever of sail on

This Deed is executed by Grantor subject to the following: (1) general real estate taxes not due and payable; (2 private, public and utility easements; (3) limitations and conditions imposed by the Condominium Property Act of Illinois (the "Act"); (4) limitations and conditions imposed by the Municipal Code of Chicago; (5) the Declaration, including all amendments and exhibits thereto; (6) applicable zoning and building laws and ordinances: (7) covenants, conditions. and building laws and ordinances; (7) covenants, conditions,

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declarations, restrictions and building lines of record; (8) party wall rights and agreements, if any; (9) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (10) rights of the tenant under the existing lease, if any; (11) encroachments, if any; and (12) leases and

II any; (II) encroachments, if any; and (12) leases and licenses affecting the Common Elements.

IF GRANTEE IS NOT THE TENANT OF THE UNIT CONVEYED FIREBY, OR HIS NOMINEE, AT THE TIME OF SERVICE OF THE NOTICE OF INTENT TO CONVERT, THEN SUCH TENANT HAS EITHER WAIVED OR ALLED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL UNDER THE PROVISIONS OF THE ACT.

WITNESS WHEREOF, Grantor has caused this special warranty deed to be signed in its name by the President of Grantor the lay and year first above written.

MARK BAILEY, INC.,

I CK NOWL DOMENT

STATE OF ILLINOIS

COUNTY OF Cook

and for and residing in said County and State, DO HEREBY CERTIFY THAT Mark B. Bailey, Pesident of Mark Bailey Inc., an Illinois corporation. Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the President of such operation, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial sear this 28 day of October , 1980.

OCtober , 1980.

My Commission Expires:

1/24/84

DELIVERY INSTRUCTIONS
NAME MOSSHALL MC William S
STREET TOUGH She dad

RECORDER'S OFFICE BOX NUMBER

BOX 533

ADDRESS OF PROPERTY

7710 North Sheridan Road Chicago, Illinois

THIS INSTRUMENT WAS PREPARED BY: Robert G. Byron, Esq. Goldberg, Kohn, Bell, Black & Rosenbloom, Chartered 55 East Monroe Street Chicago, Illinois 6060 312/332-2177 60603

COOK COUNTY, ILLINOIS FILED FOR DECORD -2-

1980 NOV 12. AH 9: 35

Sidney H. Olsen RECORDER OF DEEDS

25661549

END OF RECORDED DOCUMENT