

67-37-321E

14-05-803

25227646 SHERIDAN POINT CONDOMINIUM
SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of SEPTEMBER, 1979, between ANNCOURT LIMITED PARTNERSHIP, an Illinois limited partnership, Grantor, and Cyrus Sadr, a Bachelor, of 5701 North Sheridan Road, Chicago, Illinois, Grantee. Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, bargain and sell to Grantee and Grantee's heirs or other legal representatives, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging:

Unit No. 2004 in Sheridan Point Condominium as delineated on a plat of survey of the following described real estate:

Parts of Lots 7 and 8 in Block 1 in Cochran's Second Addition to Edgewater, being a subdivision in the East fractional half of Section 5, Township 4th North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; also part of the land lying Easterly of and adjoining said part of Lots 7 and 8;

which plat of survey is attached as Exhibit C to the Sheridan Point Declaration of Condominium Ownership made by Anncourt Limited Partnership and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on September 17, 1979 as Document No. 25149443, together with its undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Declaration.

Grantor also hereby grants to Grantee and Grantee's successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration, and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behoof, forever of said Grantee.

This Deed is executed by Grantor subject to the following: (1) general real estate taxes not due and payable; (2) Decree entered July 24, 1967 in case No. 67 CH 3553 in the Circuit Court, Cook County, Illinois, entitled LaSalle National Bank of Chicago, as Trustee under Trust Agreement dated May 1, 1967 and known as Trust Number 36374 against Chicago Park District, a municipal corporation, and others, relating to the dividing line between the real estate and the submerged lands of the Chicago Park District; (3) the limitations and conditions imposed by the Condominium Property Act of Illinois; (4) the rights, easements, restrictions, conditions, covenants and reservations contained in the Declaration of Condominium Ownership for Sheridan Point Condominium, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, on September, as Document No. 25149443; (5) applicable zoning and building laws and ordinances; (6) rights of the public over, upon and across that part of the real estate falling within Sheridan Road; (7) acts done or suffered by Grantee or anyone claiming by, through or under

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 13 1979
\$ 50.00

11.00

COOK CO. NO. 018
2802
STATE OF ILLINOIS
DEPT. OF REVENUE
ESTATE TRANSFER TAX
\$ 25.00
25227646

\$ 25.00 PAID
C. G. I. REV. STAMP S.M.

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COOK COUNTY, ILLINOIS
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1979 NOV 13 PM 1:42

Sidney K. Olson
RECORDER OF DEEDS
25237646

Property of Cook County Clerk's Office

25237646

COOK COUNTY CLERK'S OFFICE
RECORDS & DOCUMENTS