

Paul Cognigni, President

BY: *Paul Cognigni*

Its General Partner

BY: CAPSTONE MANAGEMENT COMPANY, an Illinois corporation,

an Illinois limited partnership

SHERIDAN EASTLAKE IV, L.P.,

Dated this 27th day of May, 1997.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises as husband and wife, not as joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever;

Commonly Known As: Unit PH-4 and P-34 and P-35, 7625 North Eastlake Terrace, Chicago, Illinois 60626

Permanent Index Number: 11-29-110-004

*This document is being referred to change grantees name See Attached Great Description

97-0297

wit:

as Tenants in Common, of 936 Judson #1W, Evanston, IL 60202, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to TENANTS BY THE ENTIRETY and not as joint Tenants with rights of survivorship, nor

Husband and Wife as and M. Jane Burns, as WARRANTS, Grant J. Burns acknowledged, CONVEYS AND receipt of which is hereby valuable consideration, the sum of Ten and No/100 Dollars (\$10.00), and other good and 60626, in consideration of the West Lunt, Chicago, Illinois, limited partnership, of 1150 EASTLAKE IV, L.P., an Illinois The Grantor, SHERIDAN

WARRANTY DEED

97-0297

DEPT-01 RECORDING 14009 TRAM 8791 05/30/97 10:34:00 \$25.50
46287 & SK *-97-352448
COOK COUNTY RECORDER

97352448

97352448

97661716

Property of Cook County

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County and State aforesaid, do hereby certify that Paul Goguen, personally known to me to be the President of CAPSTONE MANAGEMENT COMPANY, an Illinois corporation, one general partner of Sheridan Eastlake IV, L.P., an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes contained therein, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act and deed of said corporation and partnership, for the uses and purposes therein set forth.

Witness my hand and seal, this 27th day of May, 1997.

Paul Fischer
Notary Public

Commission expires:
04-01-01



This instrument was prepared by: Paul D. Fischer, Esq., Shefsky & Froelich Ltd., 444 N. Michigan Avenue, Suite 2500, Chicago, Illinois 60611.

After recording return to: *Daniel F. Hofferter, Ltd.*
1701 E. Lake Ave., #160
Glenview, IL 60025

Send Subsequent Tax Bills to:
Brian & Jane Burns
7625 N. Eastlake Terr.
Unit PH-4
Chicago, IL 60626



9750244897661716

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97661716

UNOFFICIAL COPY

EXHIBIT "A"

UNITPH-4 and P-34 and P-35 IN THE NORTHGATE LANDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 4 IN THE SUBDIVISION OF BLOCK 1 IN BIRCHWOOD BEACH, BEING A SUBDIVISION OF PART OF THAT PART OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1891 AS DOCUMENT 1590400, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 97104625, AS AMENDED, TOGETHER WITH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

This deed is subject to all rights, easements, covenants, conditions, restrictions and reserves contained in said Declaration the same as though provisions of said Declaration were recited and stipulated at length herein.

The tenants, if any, of the Unit, either waived or failed to exercise his option to purchase the Unit or had no option to purchase the Unit or the grantee herein is the tenant.

SUBJECT TO: General Real Estate Taxes not due and payable at the time of Closing; the Illinois Condominium Property Act; the Condominium Documents including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; encroachments, if any; easements, conditions, covenants, building lines and restrictions of records; leases and licenses affecting the Common Elements; utility easements, if any; liens and other matters of record which the title insurer agrees to insure over at Seller's expense.

This deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the Common Elements shall be divested pro tanto and vest in the Grantees or (no other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of shifting of the Common Elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

97302448

REAL ESTATE TRANSFER TAX
MAY 10 1997
18750

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 10 1997
REVENUE
335.00