

# UNOFFICIAL COPY

## WARRANTY DEED

96-0716

The Grantor, **SHERIDAN EASTLAKE IV, L.P.**, an Illinois limited partnership, of 1150 West Lunt, Chicago, Illinois, 60626, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to **Patrick H. Hughes, Jr.**, single, never having been married, of 7649 N Eastlake Terrace, #3A, Chicago, IL 60626,

97325307

DEPT-01 RECORDING \$25.50  
TRAN 7789 05/08/97 12:57:00  
#6384 + CJ \*-97-325307  
COOK COUNTY RECORDER

2550

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*See Attached Legal Description*

**Permanent Index Number:** 11-29-110-004

**Commonly Known As:** Unit P-45, 7625 North Eastlake Terrace, Chicago, Illinois

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

Dated this 14th day of February, 1997.

SHERIDAN EASTLAKE IV, L.P.  
an Illinois limited partnership

BY: CAPSTONE MANAGEMENT  
COMPANY, an Illinois corporation,  
Its General Partner

BY: Paul Goguen  
Paul Goguen, President

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11-11-11

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973255.07

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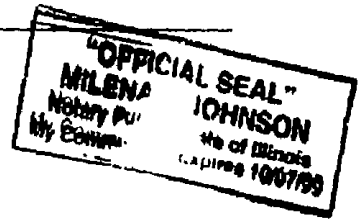
STATE OF ILLINOIS )  
 )SS.  
COUNTY OF COOK )

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 14th day of February, 1997.

Commission expires:  
Oct. 2, 1999

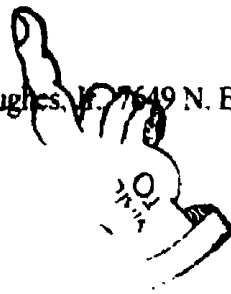
Milena Johnson  
Notary Public



This instrument was prepared by: Kathryn Kovitz Arnold, Esq., Shefsky & Froelich Ltd., 444 N. Michigan Avenue, Suite 2500, Chicago, Illinois 60611.

After recording return to: Mr. Patrick H. Hughes, Jr., 7649 N. Eastlake Terrace, #3A, Chicago, IL 60626.

Send Subsequent Tax Bills to: Mr. Patrick H. Hughes, Jr., 7649 N. Eastlake Terrace, #3A, Chicago, IL 60626.



97025207

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
MAY-09-1997  
\$12.00  
REVENUE  
100 90 00

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
\$90.00  
MAY 1997

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97025:04

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## EXHIBIT "A"

UNIT P-45 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 NUMBER 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 laws 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 of the 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.

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