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DEPT-01 RECORDING

\$25.00

T#0009 TRAN 4024 10/05/98 13:04:00

\$7676 + RC #-98-892510

COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of September, 1998 between REHAB ASSOCIATES V, INC., an Illinois corporation, reated and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and Gary B. Walls and Frances K. Walls as tenants by the entirety and not as joint tenants with right of survivorship nor as tenants in common of 2700 North Hampden Court, Chicago, Illinois party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & OO/100 Dollars and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

LINIT 505 IN THE 5400-5420 NORTH SHERIDAL ROAD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH 42 1/2 FEET OF LOT 10 AND ALL OF LOTS 11 AND 12 IN BLOCK 6 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE MORTHEAST 1/4 OF SECTION 8. TOWNSHIP 40 NORTH, RANGE 14, 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 97887901, TOGETHER WITH ITS UNDIVIDED PERCENT AGE INTEREST IN THE COMMON **ELEMENTS**

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT DECLARATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 97887900 OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 37 1/2 FEET OF LOT 8 AND ALL OF LOT 9 AND THE NORTH 7 1/2 FEET OF LOT 19 IN BLOCK 6 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 CESECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT OF HE USE OF PARKING SPACE 30 ASSIGNED TO UNIT 505 LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID

THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT'S SUCCESSORS AND ASSIGNS. AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND

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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, RESTRICTION AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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

P.I.N. 14-08-2% 020-0000 and 14-08-206-021-0000 + 14-08-206-023-0000

TO HAVE AND TO HOLD the said premises as above described, unto the party of the second part, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted see, or may be in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if any, there'o; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways. If any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Chicago Condominium Conversion Orciniose ("Code"); (f) special times or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore extrapleted; (l) general taxes for the year 1998 and subsequent years; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration of Condominium; (k) existing tenant lease and existing laund y-least (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any, (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (a) leases and licenses affecting the common elements; and (p) building lines and restrictions.

99892510

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I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that
President of the Rehab Associates V. Inc. An Illinois corporation, and
GP EN under my hand and notarial seal on this 3rd day of Sept. 1998. OFFICIAL SEAL ANN K GOLDEN NOTARY PUBLIC STATE OF ILLUNCIS
My COMMISSION EXPIRES 11.23-68
This instrument was prepared by The Inland Group, Inc., Law Department, 2901 Butterfield, Oak Brook, IL 60523
Address of Property: 5400 N. Sheridan Road, Unit 505, Chicago, Illinois
Send Subsequent Tax Bills to: Gary and Frances Walls 5400 N. Sherban Bl. Unit 505 Chings IZ 00640
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MAIL DEED TO:
Joel Chipark 205 W. Randulph ST Sure 1.750 Chipage IL 20606
STATE OF ILLINOIS PRIME TRANSFER VAX REVENUE STATE TRANSFER VAX REVENUE STAMP OCT 2 OF 12 5 0 0 1 2 5
THE PROPERTY OF CHICAGO * ** CITY OF CHICAGO * ** BEAL ESTATE TRANSACTION (A) ** CHICAGO * ** CH

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Property of County Clerk's Office