

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

98953529



THIS INDENTURE, made this 16th day of ~~September~~ October, 1998, between SHERIDAN LANDMARK L.L.C., an Illinois limited liability company, of Chicago, Illinois, ("Grantor"), and KATHRYN E. DANFORTH, unmarried whose address is 1211 W. Morse, Unit 3, Chicago, Illinois ("Grantee").

DEPT-01 RECORDING \$27.00  
T#0009 TRAN 4132 10/23/98 09:49:00  
#1730 RC #-98-953529  
COOK COUNTY RECORDER

### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does remise, release, alien and convey to the Grantee, FOREVER, all the following described Real Property, situated in the County of Cook and State of Illinois known and described as follows, to wit:

This space reserved for Recorder.

See Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Index Number 11-32-119-012-0000  
Address of Real Property: Unit 1211/3, 1211 W. Morse, Chicago, Illinois  
Storage Space L22

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 above described, unto the Grantee, its successors and assigns forever, Subject To the matters set forth in Exhibit "B" attached hereto and made a part hereof.

The prior tenant of the Real Property, which Real Property is described in Exhibit A, has failed to exercise the right of first refusal to purchase the Real Property and all of said tenant's equitable rights, claims, or interest in or to the possession or acquisition of the Real Property are hereby extinguished.

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 to 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 reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant of Unit has waived or has failed to exercise the right of first refusal.

16th IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this September, 1998  
October

SHERIDAN LANDMARK L.L.C., an Illinois  
limited liability company

By: [Signature]  
Yisroel Gluck, Manager

BOX 333-CTI

77-58727 FICOR 1013

4

# UNOFFICIAL COPY

98953529

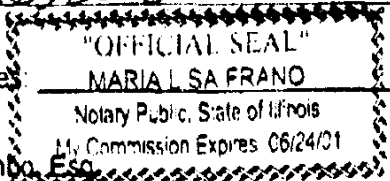
STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT YISROEL GLUCK, the Manager of Sheridan Landmark L.L.C., an Illinois limited liability company, and also 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 he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14<sup>th</sup> day of October, 1998.

*Maria Lisa Frano*  
Notary Public

My Commission Expires:



This instrument prepared by:

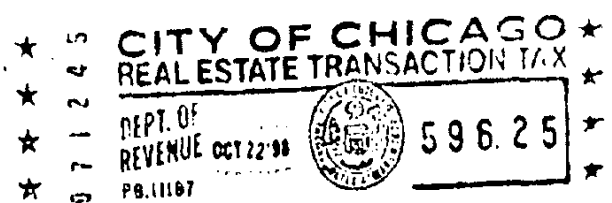
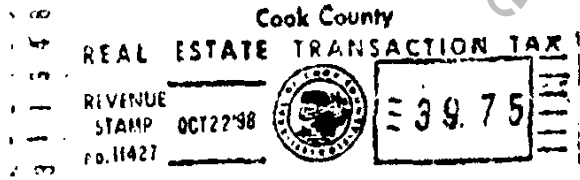
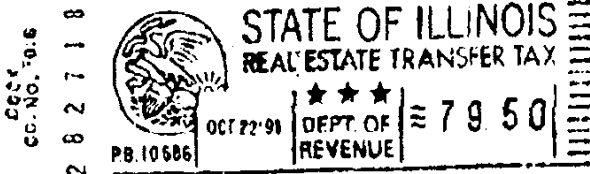
Harold S. Dembo, Esq.  
Katz Randall & Weinberg  
333 West Wacker Drive  
Suite 1800  
Chicago, Illinois 60606  
KRW File No. 06677.02801  
Box 340

MAIL TO:

Scott Nathanson  
3001 North Southport, Suite 205  
Chicago, Illinois 60657

SEND SUBSEQUENT TAX BILLS TO:

Kathryn E. Danforth  
1211 W. Morse, Unit 3  
Chicago, Illinois 60629



# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 1211/3 IN THE SHERIDAN LANDMARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 1 AND 2 IN BLOCK 1 IN L.E. INGALLS SUBDIVISION OF BLOCKS 5 AND 6 OF CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98548811 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE L 22, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY AFORESAID.

Commonly known as Unit 1211/3, 1211 W. Morse, Chicago, Illinois

PIN: 11-32-119-012-0000

98953529

# UNOFFICIAL COPY

## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. Current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of Closing;
2. The terms and provisions of the Declaration and any amendments thereto;
3. Public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto;
4. Covenants, conditions and restrictions of record (provided the same do not materially adversely impair the use and enjoyment of the Condominium as a residence);
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended;
8. Encroachments, if any, which do not materially adversely impair the use and enjoyment of the Condominium as a residence;
9. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
10. Installments due after the date of Closing for assessments established pursuant to the Declaration;
11. Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using funds to be paid upon the delivery of the Deed;
12. The terms and provisions of Grantor's Operating Agreement and any amendments thereto;
13. Matters over which Chicago Title Insurance Company is willing to insure;
14. Encroachment of chain link fence located mainly on the land over and onto the public way north and adjoining by 1.35 feet, as shown on survey by B.H. Suhr & Company, Inc. dated August 5, 1997, Order No. 97-736;
15. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
16. Purchaser's mortgage; and
17. Leases, licenses and management agreements affecting the Common Elements.

98953529