

UNOFFICIAL COPY

99647994

6178/0023 03 001 Page 1 of 4  
1999-07-07 10:24:50  
Cook County Recorder 27.50



THIS INSTRUMENT PREPARED BY

MAIL TO:

Brian Meltzer  
MELTZER, PURTILL & STELLE  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173-5431  
(847) 330-2400

ABOVE SPACE FOR RECORDER'S USE ONLY

4 451286

30034\005\0004.365

TICOR TITLE INSURANCE

SPECIAL WARRANTY DEED

TENANTS IN COMMON

This indenture, made this 1<sup>st</sup> day of July, 1999, between The Sexton L.L.C., a limited liability company created 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 Bradley S. Bersh and Larry D. Poore, 360 W. Illinois (Unit #302) Chicago, IL 60610, party of the second part, AS tenancy in common,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, in tenancy in common, not in joint tenancy, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns 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, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons, lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

4  
D



UNOFFICIAL COPY 99647994

SEND SUBSEQUENT TAX BILLS TO:

After Recording, Mail To:

Lana Yonkoff  
(NAME)

200 N. LaSalle, Ste 2900  
(ADDRESS)

Chicago, IL 60601  
(CITY, STATE AND ZIP)

Brad Berish  
(NAME)

1212 S. Federal #F  
(ADDRESS)

Chicago, IL 60605  
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

30034\005\0004.366

Property of Cook County Clerk's Office



## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000451286 CH  
STREET ADDRESS: 360 W. ILLINOIS UNIT #302 & GAR #79  
CITY: CHICAGO COUNTY: COOK COUNTY  
TAX NUMBER: 17-09-131-002-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT NUMBER 302 IN THE SEXTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
PARTS OF CERTAIN SUBDIVISIONS IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 AND PARTS OF CERTAIN SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, ALL IN TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99,624,458; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

THE RIGHT TO THE USE OF GARAGE G-79, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

### PERMANENT INDEX NUMBERS:

17-09-131-002-0000  
17-09-131-003-0000  
17-09-242-001-0000  
17-09-242-002-0000  
17-09-242-003-0000  
17-09-242-004-0000  
17-09-242-008-0000  
17-09-500-021-0000