

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

99657287

6237/0164 92 001 Page 1 of 4  
1999-07-09 11:40:23  
Cook County Recorder 27.00



99657287

THIS INDENTURE, made this  
8<sup>th</sup> day of April  
1999, between SHERIDAN  
LANDMARK L.L.C., an Illinois limited  
liability company, of Chicago, Illinois,  
("Grantor"), and JOHN NICHOLSON  
and APRIL<sup>M</sup> NICHOLSON, husband  
and wife as Tenants by the Entirety,  
whose address is 3950 N. Lake Shore  
Drive, #1110, Chicago, Illinois  
("Grantee").

This space reserved for Recorder.

### WITNESSETH:

4/18

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:

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

Permanent Real Estate Index Number: 11-32-119-012

Address of Real Property: Unit 2, 6928 N. Sheridan, Chicago, Illinois

Parking Space P1 Storage Space 13&14

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 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 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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 8<sup>th</sup>  
day of April, 1999.

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

By:

Yisroel Gluck, Manager

BOX 333-CTI

No Abstract Arising CTIC AND 99005106 / 7794745 1042 ✓

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STATE OF ILLINOIS

SS.

99657287

COUNTY OF COOK

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 8<sup>th</sup> day of April, 1999.



*Maria Lisa Frano*  
Notary Public

This instrument prepared by:

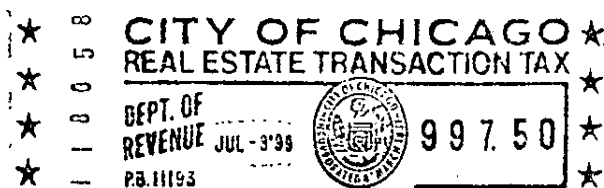
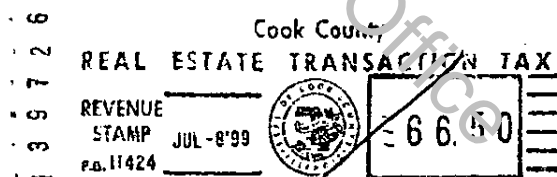
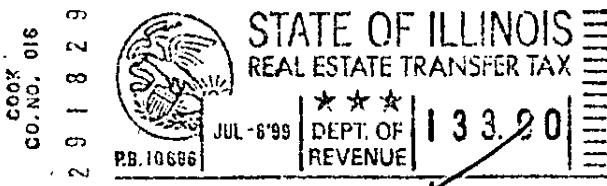
Harold S. Dembo, Esq.  
Katz Randall & Weinberg  
333 West Wacker Drive  
Suite 1800  
Chicago, Illinois 60606  
KRW File No. 06677.02801  
Box 340

MAIL TO:

Mark W. Kelly  
218 N. Jefferson, Suite 401  
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

John and April Nicholson  
6928 N. Sheridan, #2  
Chicago, IL 60625



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EXHIBIT "A"

99657287

## LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 6928/2 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 ½ OF THE NORTHWEST ¼ AND THE NORTHEAST FRACTIONAL ¼ 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 OF <sup>PI L3&L4</sup> ~~PI~~ AND ~~LB~~, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY AFORESAID.

Commonly known as Unit 2, 6928 N. Sheridan, Chicago, Illinois

PIN: 11-32-119-012

Property of Cook County Clerk's Office

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EXHIBIT "B"

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## 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;~~ *MLY*
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.