

UNOFFICIAL COPY

This Instrument Prepared by
After Recording Return to:

Inland
L. Barry 2901 Butterfield Rd
Oak Brook IL 60521

TERENCE J. TYKINSKI
77 W. WASHINGTON ST. #408
CHICAGO, IL 60602

Send Subsequent Tax Bills to:

ROBERT C. MARSHALL
1015 MADISON #403
EVANSTON, IL 60201



99686356

99686356

6421/0107 27 001 Page 1 of 3
1999-07-19 10:44:34
Cook County Recorder 43.00

This space reserved for Recorder's use only

SPECIAL WARRANTY DEED

This Indenture is made as of the 23TH day of JUNE, 1999, between THE RIDGEWOOD IN EVANSTON LLC, an Illinois limited liability company ("Grantor") whose address is c/o Inland Great Lakes, L.L.C., 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, and ROBERT C. MARSHALL, ("Grantee"), with an address at 1550 ASBURY, EVANSTON, IL 60201.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and other good and valuable consideration in had paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See attached Rider for complete legal description.

Property commonly known as: 1015 MADISON, UNIT 403, Evanston, IL 60202.
TAX NUMBERS: 11-19-305-003 & 11-19-305-004 (AFFECTS UNDERLYING LAND).

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws for The Ridgewood In Evanston Condominium Association (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 99440336, together with its undivided percentage interest in the common elements.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

CITY OF EVANSTON 006254
Real Estate Transfer Tax
City Clerk's Office

BOX 333-CTI

PAID JUL 14 1999 Amount \$ 650⁰⁰

Agent CMD

7823149 ①

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TOGETHER WITH all herditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Evanston Condominium Ordinance; (d) the Declaration, including all amendments and exhibits thereto; (e) applicable zoning and building law and ordinances and other ordinances of record; (f) encroachments, if any; (g) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (h) utility easements, if any whether recorded or unrecorded; (i) leases and licenses affecting the common elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Chicago Title Insurance Company has insured without cost to Grantee.

The Tenant if any, of Unit No. 400, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

By: THE RIDGEWOOD IN EVANSTON LLC, an Illinois limited liability company

By: INLAND GREAT LAKES, L.L.C., a Delaware limited liability company, its sole Member

By: [Signature] Nicholas J. Helmer, Chairman

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

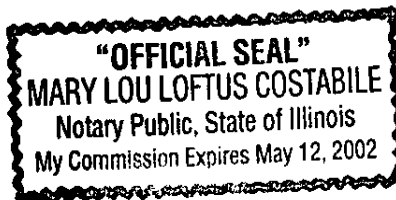
I, Lesley Berry, a Notary Public in and for the County and State aforesaid, do hereby certify that Nicholas J. Helmer, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 7th day of July, 1999.

[Signature]
NOTARY PUBLIC

My Commission Expires:

5-12-02



STREET ADDRESS: 747 RIDGEWOOD UNIT 403
CITY: EVANSTON COUNTY: COOK
TAX NUMBER:

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99686356 page 2 of 3

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 403 IN THE RIDGEWOOD IN EVANSTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 8 AND 9 IN BLOCK 3 IN GROVE ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 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 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 99 440 336 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 16-E ASSIGNED TO UNIT 403, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

