

# UNOFFICIAL COPY

99765990

6978/0228 63 001 Page 1 of 3  
1999-08-11 13:56:21  
Cook County Recorder 25.00

This Instrument Prepared by:

Lesley Berry  
2901 Butterfield Rd., Oak Brook, IL 60523



99765990

Mail Subsequent Tax Bills to:

David & Connie Sprinkle 245 S. Park Ave  
Oak Park IL 60302 #C

Send Subsequent Tax Bills to:

David + Connie Sprinkle  
245 S. Oak Park Ave #C  
Oak Park IL 60302

This space reserved for Recorder's use only

## SPECIAL WARRANTY DEED

This Indenture is made as of the 16TH day of JULY, 1999, between OAK PARK PRAIRIE PLACE, 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 ("Grantee"), DAVID AND CONNIE SPRINKLE, HIS WIFE, NOT AS JOINT TENANTS, NOT AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY, with an address at 1045 W. PLEASANT ST, 1B, OAK PARK, IL 60302

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:

UNIT NO. C, PARKING NO. 1 in OAK PARK PRAIRIE PLACE Condominiums as delineated on a survey of the following described real estate:

Lot 11 (EXCEPT THE NORTH 2 FEET OF THE WEST 40 FEET THEREOF) IN BLOCK 4 IN HIATT'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.99408754, 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.

Real Estate Transfer Tax <b>\$1000</b>	Real Estate Transfer Tax <b>\$1000</b>	Real Estate Transfer Tax <b>\$25</b>
	Real Estate Transfer Tax <b>\$10</b>	Real Estate Transfer Tax <b>\$5</b>

BOX 330-ENT

7833169 10/2/99

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COOK CO. NO. 016  
14628  
P.B. 10776

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\*\*\*  
AUG 10 1999  
DEPT. OF REVENUE

255.00

14105  
14105  
REVENUE STAMP  
AUG 10 1999  
P.B. 11424

Cook County  
TRANSACTION TAX

127.50

Property of Cook County Clerk's Office

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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. \_\_\_\_\_ 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: **OAK PARK PRAIRIE PLACE, LLC** an Illinois limited liability company

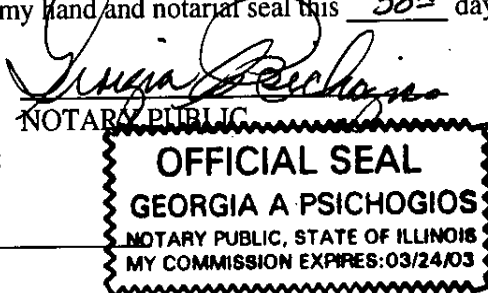
By: **INLAND GREAT LAKES, L.L.C.**, a Delaware limited liability company, its sole Member

By:   
Nicholas J. Helmer,  
Chairman

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF DUPAGE        )

*Georgia A. Psychogios*  
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 30<sup>th</sup> day of July, 1999.

  
NOTARY PUBLIC  
**OFFICIAL SEAL**  
**GEORGIA A PSICHOGIOS**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 03/24/03

My Commission Expires:

3.24.03

Return To:  
Memill Hoyt  
Hoyt + walker  
210 W. Illinois  
Chicago IL 60610  
312-923-0900