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7224/0181 92 001 Page-1 of 6  
1999-08-23 10:37:36  
Cook County Recorder 31.50

451827 183  
THIS INSTRUMENT PREPARED  
BY AND SHOULD BE RETURNED  
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

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TICOR TITLE INSURANCE

Property of Cook County Clerk's Office

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**SPECIAL WARRANTY DEED**  
(Individual)

This indenture, made this 1st day of August, 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 John M. <sup>MICHAEL</sup> Leonard, 360 W. Illinois (Unit 329) Chicago, IL 60610, (NAME AND ADDRESS OF GRANTEE) party of the second part, 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, and to \_\_\_\_\_ 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:

# UNOFFICIAL COPY

010229

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
AUG 20 1999  
DEPT. OF REVENUE  
RR. 11189

075297

Cook C. Ill.  
STATE TRANSACTION TAX  
AUG 20 1999  
DEPT. OF REVENUE  
RR. 11189  
79.75

★ 004594  
★  
★  
★

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
AUG 20 1999  
RR. 11189  
596.25

★ 004593  
★  
★  
★

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
AUG 20 1999  
RR. 11189  
596.25

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- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration for the Sexton, including matters relating to the Sexton Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) The Plat attached as Exhibit C to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-09-131-002-003; 17-09-242-004 thru 004, 008; 17-09-500-021

Address(es) of real estate: 360 West Illinois, Chicago (Unit #329), Illinois, IT WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

**THE SEXTON L.L.C., an Illinois limited liability company**

By: A.C. Homes Corporation V, an Illinois corporation, Managing Member

By: \_\_\_\_\_  
Its: \_\_\_\_\_

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99801648



SEND SUBSEQUENT TAX BILLS TO:

JOHN M. LEONARD  
(NAME)

SAME  
(NAME)

1948 N. SEDGWICK  
(ADDRESS)

(ADDRESS)

CHICAGO, IL. 60614  
(CITY, STATE AND ZIP)

(CITY, STATE AND ZIP)

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

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EXHIBIT A

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**Parcel 1:**

UNIT NUMBER 329 IN THE SEXTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF CERTAIN SUBDIVISIONS IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9 AND PARTS OF CERTAIN SUBDIVISIONS IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 9, ALL IN TOWNSHIP 39 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. ~~604, 458~~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE RIGHT TO THE USE OF GARAGE SPACE G-54, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

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.