



99809406

7830005 DZ Dale

SPECIAL WARRANTY DEED

THIS INSTRUMENT, made this 23rd day of July, 1999 between REHAB ASSOCIATES V, INC., an Illinois corporation 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 Patricia A. Rose, 4334 N. Hazel, Apt. #1704, Chicago, Illinois party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOPFVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

UNIT 5420/204 IN THE 5400-5420 NORTH SHERIDAN ROAD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH 42 1/2 FEET OF LOT 10 AND ALL OF LOTS 11 AND 12 IN BLOCK 6 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

PARCEL 2: THE SOUTH 37 1/2 FEET OF LOT 8 AND ALL OF LOT 9 AND THE NORTH 7 1/2 FEET OF LOT 10 IN BLOCK 6 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 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 AS DOCUMENT 97887901, AND TO THE FIRST AMENDMENT RECORDED MARCH 3, 1999 AS DOCUMENT 99206169, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 27 ASSIGNED TO UNIT 5420/204, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

14-08-206-020

THE TENANT OF UNIT 204 WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

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, RESTRICTION AND

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KG

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15185
P.B. 10776
AUG 24 '99
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
130.00

141699
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
AUG 24 '99
P.B. 11424
65.00

061273
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
AUG 24 '99
P.B. 10387
975.00

39809408

Property of Cook County Clerk's Office

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RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declarations the same as though the provisions of said Declaration were recited and stipulated at length herein.

P.I.N. 14-08-206-023

TO HAVE AND TO HOLD the said premises as above described, unto the party of the second part, 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, and successors, that it 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 DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Chicago Condominium Conversion Ordinance ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (I) general taxes for the second installment of year 1998 and subsequent years; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration of Condominium; (k) existing tenant lease and existing laundry lease (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (o) leases and licenses affecting the common elements; and (p) building lines and restrictions.

IN WITNESS WHEREOF, said party of the first part of its general partner has caused its name to be signed to these presents by its _____ President and attested by its Assistant Secretary, the date and year first above written.

REHAB ASSOCIATES V. INC.
an Illinois corporation

BY: 
Its Assistant Secretary

BY: 
Its: SECRETARY President

99809406

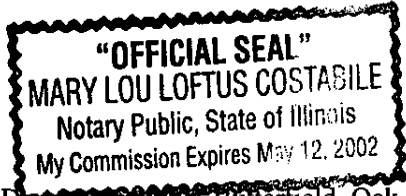
UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that John White Personally known to me to be the ~~Secretary~~ President of the Rehab Associates V, Inc. An Illinois corporation, and Sharon Anderson-Cox personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such ~~Secretary~~ President and Assistant Secretary, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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

Mary Lou Loftus Costabile
Notary Public



This instrument was prepared by: The Inland Group, Inc., Law Department, 2901 Butterfield, Oak Brook, IL 60523

Address of Property: 5420 N. Sheridan Road, Unit 204, Chicago, Illinois

Send Subsequent Tax Bills to: Patricia A. Rose, 5420 N. Sheridan Road, Unit 204, Chicago, Illinois 60640

MAIL TO: MICHAEL A. KLYSH
MICHAEL A. KLYSH, PC
111 W. WASHINGTON, S. 937
CHICAGO, IL. 60602

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