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DEBORTIN
WARRANTY DEED

This Indenture, made this
2nd day of *October*, 2000,

between **KILBANNON CONSTRUCTION, L.L.C.**, an Illinois Limited Liability Company organized and licensed to transact business in the State of Illinois under and by virtue of the laws of the State of Illinois, party of the first part, and

ASHLEY RAMITO, of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten 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 Manager/Member thereof, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

LEGAL DESCRIPTION OF UNIT AND PARKING SPACE:

PARCEL 1: UNIT 2E IN THE 1369 WEST HUBBARD CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 21 AND 22 IN BLOCK 7 GEO. S. ROBBINS' SUBDIVISION OF BLOCKS 6 AND 7 IN ASSESSOR'S DIVISION OF THE EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00674585, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2E, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00674585.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway 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 in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and

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6585/0250 20 001 Page 1 of 3
2000-10-10 16:06:31
Cook County Recorder 25.00

Handwritten notes on the left margin: "2/1", "proposed", "no objection on"

Handwritten note on the left margin: "was proposed"

Handwritten note on the left margin: "7875734"

Handwritten mark on the right margin: "3 B"

BOX 333-CTT

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building lines of record and party wall rights;

- (c) Declaration for the 1369 West Hubbard Condominium, including matters relating to the 1369 West Hubbard Condominium (the Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Roads and Highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's Mortgage, if any;
- (j) Plats of dedication and covenants thereof, if any;
- (k) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 17-08-138-005-0000
17-08-138-006-0000

Address of Real Estate: Unit #2E, 1369 W. Hubbard, Chicago, Illinois.

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.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to those presents by its Manager the day and year first above written.

KILBANNON CONSTRUCTION, L.L.C.
an Illinois Limited Liability Company

By: 
Manager/Member

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