

UNOFFICIAL COPY



WARRANTY DEED

Statutory (Illinois)
(Joint Tenancy)

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/15/2003 11:53 AM Pg: 1 of 3

THE GRANTOR, CRP XI, LLC, an Illinois limited liability company, of the CITY of CHICAGO, COUNTY of COOK, STATE of ILLINOIS, for and in consideration of TEN and no/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to PAUL M. MORETTA & STEPHANIE L. CHASE, 1517 W. Jonquil Terrace, Chicago, Illinois 60626, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

SEE RIDER CONTAINING LEGAL DESCRIPTION & SUBJECT TO
ATTACHED HERETO AS EXHIBIT "A"
AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

PIN: 11-31-116-028

PROPERTY: UNIT 6976-2 & P-1, 6976-78 NORTH RIDGE BOULEVARD, CHICAGO, ILLINOIS 60645

DATED this 22ND day of APRIL, 2003.

1st AMERICAN TITLE order #

301059 1/2

CRP XI, LLC

BY: CAMELOT DEVELOPMENT, LLC, ITS MANAGER

By: 

SCOTT A. SINAR

ITS: MANAGER

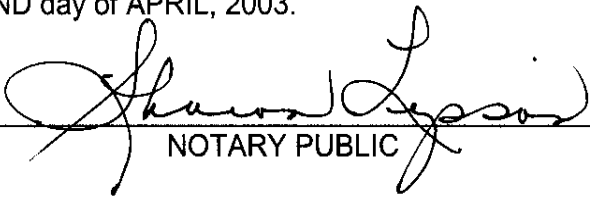
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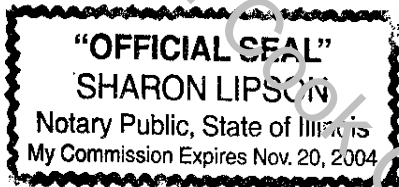
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STATE of ILLINOIS)
) SS
COUNTY of COOK)

I, a Notary Public in and for said County and State, do hereby certify that Scott A. Sinar, a Manager of Camelot Development, LLC, ("Camelot"), an Illinois limited liability company, the Manager of CRP XI, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Camelot on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 22ND day of APRIL, 2003.

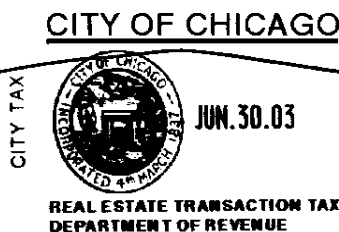

NOTARY PUBLIC



This Instrument was prepared by:
SARA L. MARTENS, ESQ.
Robbins, Salomon & Patt, Ltd.
25 East Washington Street, Suite 1000
Chicago, Illinois 60602

Mail Subsequent Tax Bills to:
PAUL M. MORETTA
6976 2 N. RIDGE BOULEVARD
CHICAGO, ILLINOIS 60626

After recording, please mail to:
WILLIAM M. BRENNAN, ESQ.
350 North LaSalle Street, Suite 900
Chicago, Illinois 60610



8060000000908	REAL ESTATE TRANSFER TAX
	0262500
#	FP 102812

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 6976-2 & P-1
6976-78 NORTH RIDGE BOULEVARD
CHICAGO, ILLINOIS 60645

UNIT NOS. 6976-2 & P-1, IN WESTRIDGE TERRACE CONDOMINIUM, TOGETHER WITH THE EXCLUSIVE USE OF LIMITED COMMON ELEMENT PARKING SPACE LCE 4, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 8 (EXCEPT THE EASTERLY 7 FEET TAKEN FOR STREET) IN BLOCK 1, IN KEENEY'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF 55.487 ACRES NORTH AND ADJOINING THE SOUTH 45.63 ACRES OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF RIDGE ROAD, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 19, 2003, AS DOCUMENT NO. 0030379089, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE IS NO TENANT TO WAIVE OR EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

SUBJECT TO: REAL ESTATE TAXES NOT DUE AND PAYABLE; SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; THE DECLARATION INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO; PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION); ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING, BY THROUGH, OR UNDER BUYER; LIENS ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; AND TITLE EXCEPTIONS PERTAINING TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT THE TIME OF CLOSING AND WHICH SELLER SHALL SO REMOVE AT THAT TIME BY USING THE FUNDS TO BE PAID UPON DELIVERY OF THE DEED (COLLECTIVELY, THE "PERMITTED EXCEPTIONS").

057956

041207

REVENUE STAMP JUN-032

REVENUE STAMP JUN-032

175.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUN-032

350.00

0005842

057956