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0323310056

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/21/2003 02:35 PM Pg: 1 of 4

WARRANTY DEED
(Corporation to Individual)
(Illinois)

MTZ 2046010/03

THIS AGREEMENT, made this 10th day of August, 2003 between Development by Real Concord, Inc., a 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 Lesley M. Watkins, 4712 N. Wolcott, Unit 2W, Chicago, Illinois 60640, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, and to their 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:

See Attached

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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, his 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, his 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 encumbered 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: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2002 and subsequent years.

Permanent Real Estate Number(s): 14-07-217-009 & 14-07-217-022

Address(es) of Real Estate: 5318 N. Ravenswood, Unit 206, Chicago, Illinois

City of Chicago
Dept. of Revenue
Transfer Stamp
Real Estate
\$1,781.25
316201
08/21/2003 10:54 Batch 11823 53



STATE OF ILLINOIS
STATE TAX
AUG. 21. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0023750
FP326660

000005057

M.G.R. TITLE

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

Development by Real Concord, Inc.

BY: E. Rapoport
Eugene Rapoport, President

ATTEST: B. Schwartz
Boris Schwartz, Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO: SEND SUBSEQUENT BILLS TO:
Paul DeBiase Lesley M. Watkins
5536 W. Montrose 5318 N. Ravenswood, Unit 206
Chicago, Illinois 60641 Chicago, Illinois 60640

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Eugene Rapoport is personally known to me to be the President of Development by Real Concord, Inc., an Illinois corporation, and Boris Schwartz is, personally known to me to be the 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 _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 official seal, this 11 day of August, 2003.

Notary Public **OFFICIAL SEAL**
PHILLIP I ROSENTHAL
NOTARY PUBLIC, STATE OF ILLINOIS
Commission Expires: 10/24/08

REAL ESTATE TRANSFER TAX
0000110292
0011875
FP326670
REVENUE STAMP
AUG 27 03
COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

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LEGAL DESCRIPTION

Unit 206 in THE RAVE III CONDOMINIUMS as delineated on a survey of the following described real estate:

PARCEL 1:

LOTS 1, 2, 3, AND 4 IN BLOCK 2 IN NIKOLAUS MILLER'S SUBDIVISION OF THE EAST 511.00 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND

THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SUMMERDALE AVENUE WITH THE EAST LINE OF NORTH RAVENSWOOD AVENUE; THENCE EASTERLY OF SAID EASTERLY EXTENSION OF THE NORTH LINE OF WEST SUMMERDALE AVENUE, A DISTANCE OF 28.26 FEET TO A LINE PARALLEL WITH AND 30 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE MOST WESTERLY MAIN TRACK (NOW LOCATED) OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY; THENCE SOUTHERLY ON SAID PARALLEL LINE, A DISTANCE OF 298.43 FEET TO THE POINT; THENCE SOUTHWESTERLY ON A LINE WHICH FORMS AN ANGLE OF 45 DEGREES, AS MEASURED FROM LEFT TO RIGHT, WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 39.72 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH RAVENSWOOD AVENUE, AFORESAID; THENCE NORTHERLY ON LAST SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 326.60 FEET TO A POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0318918048, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 22, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0318918048.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 GRANTED BY DOCUMENT RECORDED AS NUMBER 0318918047 OVER THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THE WEST 13 FEET OF THE FOLLOWING TRACT: COMMENCING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST SUMMERDALE AVENUE WITH THE EAST LINE OF NORTH RAVENSWOOD AVENUE; THENCE EASTERLY ON SAID EASTERLY EXTENSION OF THE NORTH LINE OF WEST SUMMERDALE AVENUE, A DISTANCE OF 28.26 FEET TO A LINE PARALLEL WITH AND 30 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE MOST WESTERLY MAIN TRACT (NOW LOCATED) OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY; THENCE SOUTHERLY ON SAID PARALLEL LINE, A DISTANCE OF 298.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY CONTINUING ON THE SOUTHERLY EXTENSION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 131.82 FEET TO A LINE PARALLEL WITH AND 599.60 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST ¼ OF SECTION 7; THENCE WESTERLY ON SAID PARALLEL LINE, A DISTANCE OF 28.03 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH RAVENSWOOD AVENUE, AFORESAID; THENCE NORTHERLY ON SAID EAST LINE, A DISTANCE OF 103.62 FEET TO A POINT; THENCE NORTHEASTERLY, A DISTANCE OF 39.72 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, 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, 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."

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"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."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 14-07-217-009-0000
14-07-217-022-0000

Property of Cook County Clerk's Office