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WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

Doc#: 0331433102
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/10/2003 09:05 AM Pg: 1 of 3

THE GRANTOR

**RAVENSWOOD DEVELOPMENT
GROUP, LTD., AN ILLINOIS
CORPORATION**

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, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to:

Stacey P. Dadian and Karyn Dadian
1701 W. Irving Park Rd.
Chicago, IL 60613

as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook in State of Illinois, to wit: (See attached legal description.) 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 as husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 14-18-217-020-0000

Address(es) of Real Estate: 4518 N. Ashland #3W, Chicago, IL 60640

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 23 day of July, 2003.

Ravenswood Development Group, Ltd.

(Name of Corporation)

By [Signature]

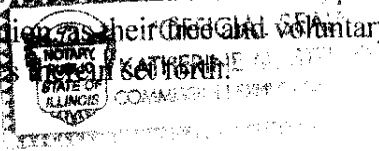
815 2984 / 2311 9478
5/13/03

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CE

BOX 333-CTI

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid. DO HEREBY CERTIFY that ~~Matthew Meliker~~ personally known to me to be the ~~President~~ of the Ravenswood Development Group, Ltd. corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such ~~Matthew Meliker~~ he 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 deed of said corporation, for the uses and purposes herein set forth.



Given under my hand and official seal, this 23 day of July 2003

Commission expires 07/23/06

NOTARY PUBLIC

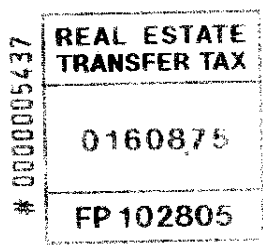
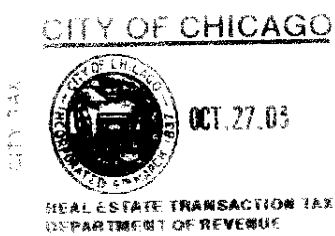
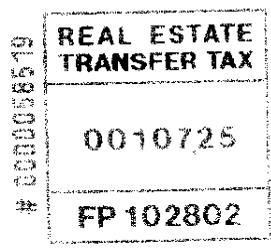
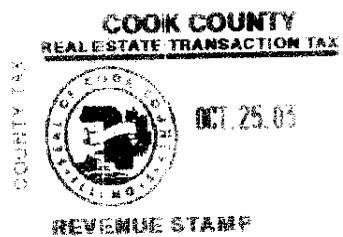
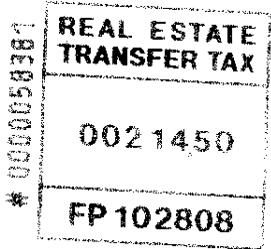
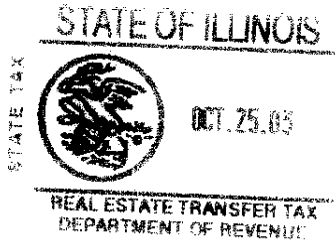
This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645
(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:
Matthew S. Meliker
 Name
1360 N. Lake Shore Drive Ste. 1802
 Address
Chicago, IL 60610
 City, State and Zip

Stacey P. Dadian
 Name
4518 N. Ashland #3W
 Address

OR RECORDER'S OFFICE BOX NO. Chicago, IL 60640
 City, State and Zip



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UNIT NUMBER 4518-3W IN THE RAVENSWOOD COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 8 (EXCEPT THE NORTH 42 FEET) AND ALL OF LOTS 9 AND 10 IN BLOCK 10 (EXCEPTING FROM SAID LAND THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 18) IN RAVENSWOOD IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 18, 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 NUMBER 0030492174 ; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT HAS WAIVED OR HAS 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, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT ONLY TO THE FOLLOWING: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes not yet due for 2002 final installment and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Purchaser's mortgage or trust deed, if any; acts done or suffered by or through the Purchaser.