



Doc#: 0400227117  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/02/2004 11:49 AM Pg: 1 of 3

2002296/175  
MTC

THIS INSTRUMENT  
PREPARED BY:

LLOYD E. GUSSIS  
ATTORNEY AT LAW  
2536 NORTH LINCOLN  
CHICAGO, IL 60602

M.G.R. TITLE

WARRANTY DEED

THE GRANTOR, LELAND ASHLAND, L.L.C., a limited liability company 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 Ten (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS unto Mohammad Sohail and Saneta Ramroop the real estate commonly known as 4700 North Ashland, Unit # 1, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises in tenancy by the entirety forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its manager this 16<sup>th</sup> day of December, 2004.

ADDRESS: 4700 North Ashland, Unit # 1, Chicago, Illinois

PTIN: 14-18-205-034-0000

LELAND ASHLAND, L.L.C.

By: [Signature]  
Its Manager

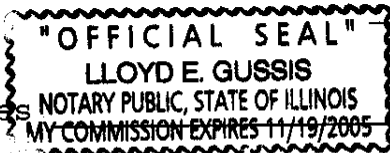
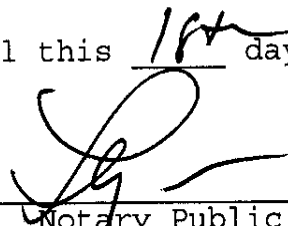
3

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Donald L. Reidelberger, personally known to me to be the manager of Leland Ashland, L.L.C., whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

# UNOFFICIAL COPY

GIVEN under my hand and notarial seal this 1st day of December, 2004.



Notary Public

My commission expires

MAIL TO:

Saneta Ramroop  
4700 N Ashland Ave #1  
Chicago IL 60640

SEND TAX BILL TO:

Saneta Ramroop  
4700 N Ashland Ave #1  
Chicago IL 60640


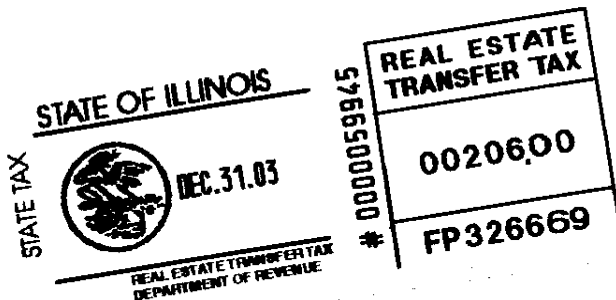
FP326670
0010300
REAL ESTATE TRANSFER TAX

# 0000119797



City of Chicago  
 Dept. of Revenue  
**327367**  
 12/31/2003 13:43 Batch 07215 121

Real Estate Transfer Stamp  
**\$1,545.00**

# UNOFFICIAL COPY

**PARCEL 1:**

Unit # 1 in The Chase Park Condominiums as delineated on a survey of the following described real estate:

The East 92 feet of that part of Lots 11 and 12 in Block 2 lying West of a line 50 feet West of and parallel with the East line of Section 18 in Park Addition to Ravenswood in the north-east 1/4 of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document 0335244021, together with an undivided percentage interest in the common elements.

**PARCEL 2:**

The exclusive right to use Parking Space P-1, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 0335244021.

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.

The tenant of the Unit, if any, either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.