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Doc#: 0420241041  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/20/2004 10:27 AM Pg: 1 of 4

WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

THIS AGREEMENT, made this 3  
day of June, 2004 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 Eliot Codner,  
186 Grove St., Montclair, NJ  
07042, party of the second part,  
the following described Real  
Estate situated in the County of  
Cook in the State of Illinois, to  
wit:

M.G.H. TITLE

2047375  
MERCURY TITLE COMPANY, LLC.  
1025 KBY

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 2001 and subsequent years.

Permanent Real Estate Number(s): 14-17-217-009 & 14-07-217-022

Address(es) of Real Estate: 5318 N. Ravenswood, Unit 104, Chicago, Illinois AND Parking P12 and P26

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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: Eugene Rapoport  
Eugene Rapoport, President

ATTEST: Boris Schwartz  
Boris Schwartz, Secretary

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

MAIL TO:  
Ed Reda

SEND SUBSEQUENT BILLS TO:  
Eliot Codner  
5318 N. Ravenswood, Unit 104  
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 5th day of June, 2004.

**OFFICIAL SEAL**  
KATHLEEN'S SALEM  
NOTARY PUBLIC, STATE OF ILLINOIS  
Notary Commission Expires 6/30/2007

Commission Expires: 06/30/07

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
345959 \$2,437.50  
07/19/2004 12:48 Batch 02245 17



STATE TAX  
STATE OF ILLINOIS  
JUL. 19.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000007086  
REAL ESTATE TRANSFER TAX  
0032500  
FP326660

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL. 19.04  
REVENUE STAMP



# 0000134892  
REAL ESTATE TRANSFER TAX  
0016250  
FP326670

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## LEGAL DESCRIPTION

Unit 104 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 <sup>P-12</sup> ~~P-12~~ and <sup>P-26</sup> ~~P-26~~, 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