

# UNOFFICIAL COPY

## WARRANTY DEED

(Individual to Individual)

Mail to:

Charles N Therman  
3623 W. Lawrence  
Chgo. IL 60625

Name and Address of Taxpayer:

Mr. Matthew A. Cowen  
5743 N. Ridge, Unit #1  
Chicago, Illinois 60660

G I T



Doc#: 0426747106  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/23/2004 10:03 AM Pg: 1 of 2

Recorder's Stamp

GIT 4343330' / 3 mg

THE GRANTOR(S), **5739 RIDGE, LLC**, an Illinois limited liability company, whose address is 858 W. Armitage, #310, Chicago, Illinois 60614, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

**CONVEY(S) and WARRANT(S) to MATTHEW A. COWEN**, whose address is 5616 N. Virginia, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

UNIT 5743-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 5739-5745 N. RIDGE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0418134130, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; installments due after the date hereof for assessments established pursuant to the Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; party wall rights and agreements, if any; general real estate taxes not yet due and payable; special taxes or assessments for improvements heretofore completed; roads and highways, if any; applicable building and building line restrictions, zoning and building laws or ordinances; the Condominium Property Act; leases and licenses affecting the Common Elements; encroachments shown on the title commitment given to Grantee; acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee.

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 land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Any tenant of the unit either waived or failed to exercise the option to purchase the unit, or did not have the right to purchase the unit.

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Address of Property: 5743 N. Ridge, Unit #1  
Chicago, Illinois 60660

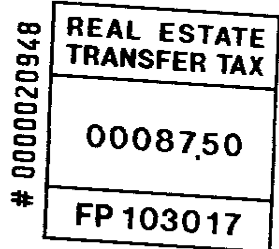
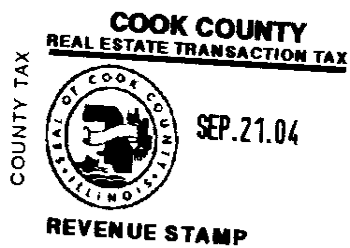
Permanent Index Number: 14-05-317-024-0000 (affects the underlying land)

DATED this 7<sup>th</sup> day of September, 2004

5739 Ridge, LLC

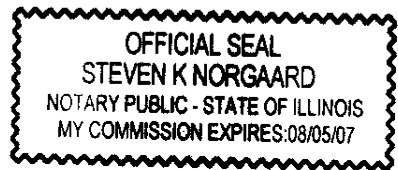
By: *Brant Booker*  
Brant Booker, Manager

State of Illinois )  
County of Cook )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Brant Booker**, Manager of **5739 Ridge, LLC**, an Illinois limited liability company, 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 acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of 5739 Ridge, LLC, as the free and voluntary act and deed of 5739 Ridge, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of September, 2004.



*Steven K Norgaard*  
Notary Public

IMPRESS SEAL HERE

\_\_\_\_\_ COUNTY - ILLINOIS TRANSFER ST.

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard  
Attorney at Law  
493 Duane Street  
Glen Ellyn, IL 60137

