

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS



UPON RECORDING MAIL TO:

Elka Nelson, Esq.  
~~Nelson Silver LLC~~ Elka Nelson + Associates LLC  
20 North Clark, #550  
Chicago, IL 60602

Doc#: 0427329224  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/29/2004 11:15 AM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:

Michael R. Ramstedt  
19. Leavitt #315  
Chicago IL  
60612

The grantor, **ONE SOUTH LEAVITT, LLC**, an Illinois limited liability company ("Grantor"), of 2159 West Madison, Unit C, Chicago, Illinois 60612, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Michael R. Ramstedt and Greg M. Batelli, as Tenants in Common** ("Grantee"), of **2341 West Taylor Street, Chicago, IL 60612**, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit: SEE ATTACHED EXHIBIT A, and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and, general real estate taxes for the year 2003 (second installment) and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

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 of Condominium 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.

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 forever.

The Tenant of Unit 305 and P-15 had no right of first refusal.

Permanent Real Estate Index Number: 17-18-102-001-0000

Address of real estate: One South Leavitt, Unit 305 and P-15 Chicago, Illinois 60612

Dated this 26<sup>th</sup> day of August, 2004.

ONE SOUTH LEAVITT, LLC,

By: James R. Pattison  
James R. Pattison, Manager

Box 333

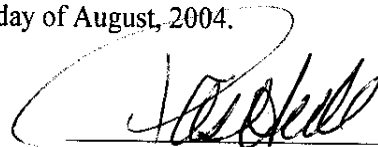
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State of Illinois )  
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County of Cook   )

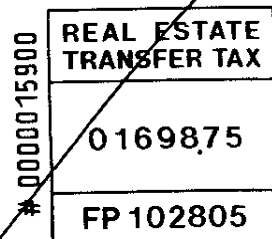
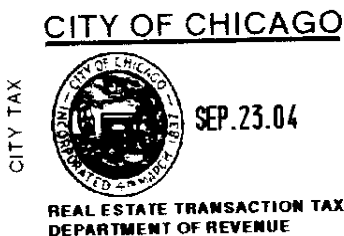
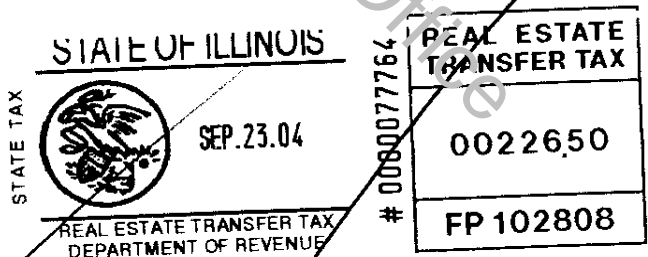
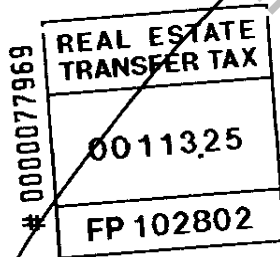
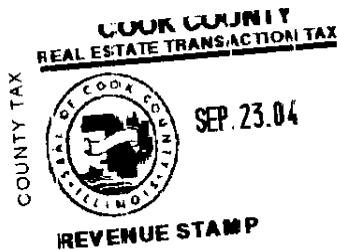
I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James R. Pattison, as Manager of One South Leavitt, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 20<sup>th</sup> day of August, 2004.

  
\_\_\_\_\_  
Notary Public

This instrument prepared by:

Paul G. Hull, Esq.  
Stahl Cowen Crowe  
55 West Monroe Street  
Suite 500  
Chicago, Illinois 60603



Property of Cook County Clerk's Office

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EXHIBIT A

## LEGAL DESCRIPTION

PARCEL 1:

UNIT **305** AND UNIT **P-15** IN ONE SOUTH LEAVITT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1 TO 6, BOTH INCLUSIVE, IN ABNER TAYLOR'S MADISON STREET SUBDIVISION OF THAT PART OF THE WEST 2.5 CHAINS OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412744053, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0412744052.

PIN: 17-18-102-001-0000

Address of real estate: One South Leavitt, Unit **305** and Unit **P-15**, Chicago, Illinois 60612

Property of Cook County Clerk's Office