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This Document Was Prepared By:

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Doc#: 0429233200
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/18/2004 01:11 PM Pg: 1 of 3

Mail Tax Bills To:

Doug Dianovsky
6712 S. Ridgeland, #2A
Chicago, IL 60649

WARRANTY DEED

THIS INDENTURE, made as of this 24th day of September, 2004 between **Ridgeland Park LLC, an Illinois limited liability company**, ("Grantor") and **Doug Dianovsky**, ("Grantee"), whose address is 1111 West White Oak Street, Arlington Heights, IL 60005 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY and WARRANT unto the Grantee, their successors and assigns, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

Unit No. 2A in the Ridgeland Park Condominiums as delineated on a survey of the following described real estate:

LOTS 1, 2, AND 3 (EXCEPT THE WEST 12 FEET) IN BLOCK 2 IN SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which survey is attached as Appendix "A" to the Declaration of Condominium recorded March 9, 2004 as Document No. 0406932019 together with its undivided percentage interest in the common elements, all in Cook County, Illinois

Permanent Real Estate Index Number:

20-24-302-003-0000

Address of Real Estate:

6712 S. Ridgeland, Unit 2A
Chicago, Illinois 60649

Box 400-CTCC

816 8920 Δ1 M ROTH 1 of 3

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, 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 Grantee, their successors and assigns forever.

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

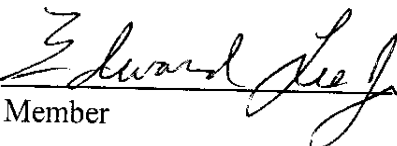
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Subject to: (1) general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any, which do not affect the use of the Unit as a residence; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Purchaser; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium ("Declaration") and all amendments thereto; (8) liens and other matters over which the title insurer commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; and (11) installments due after Closing for assessments levied pursuant to the Declaration.

THE TENANT OF THE UNIT CONVEYED HEREBY HAS LITHEr WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

Ridgeland Park LLC,
an Illinois limited liability company

By: 
 Its: Member

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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 Edward Lee Jr., a Member of Ridgeland Park 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 in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 20th day of September, 2004.

Gail L. Candela
Notary Public

My Commission Expires:

