

4 pgs

# UNOFFICIAL COPY

CH3 1045861.1 / 21686-000006

GRANTOR ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S 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 HEREINAFTER

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, [not as tenants in common, not as joint tenants but as tenants by the entirety] [not as tenants in common but as joint tenants with the right of survivorship] subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER, and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

(the "Property") subject to the matters listed on Exhibit B attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances").

P.L.N.: Not Divided; part of 14-07-414-001-0000

Commonly known as: Unit 1729 W. Winnemac - 7, 1729 W. Winnemac, Chicago, Illinois 60640

## SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Grantor the following described property, to-wit:  
CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and hand paid, by Mary Jeanette Reed whether one or more, (the "Grantee") to Grantor, the receipt TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in Know All Men By These Presents That on this January 31, 2005, Ravenswood Group LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of

04031954 1-4 PM

Chicago, IL 60602

134 N. LaSalle Street, Suite 1900

Law office of Mirella Capellupo Sivik

Mirella Capellupo Sivik, Esq.

After Recording, Mail To:

Chicago, IL 60603

55 E. Monroe St., Suite 4200

Seyfarth Shaw LLP

Tracie J. Greene

Prepared by:

## SPECIAL WARRANTY DEED

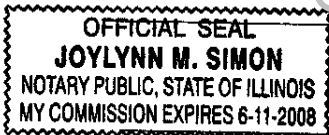
Doc#: 0503903137  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 02/08/2005 03:24 PM Pg: 1 of 4



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Property of Cook County Clerk's Office



My commission expires: 6/11/08

Notary Public

*Joylynn M. Simon*

GIVEN under my hand and official on Apr 30, 2005.

The undersigned, a Notary Public in and for said County and State, does hereby certify that S. Joshua Braun, the manager of Ravenswood Group LLC, a limited liability company formed under the laws of the State of Illinois, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said Ravenswood Group LLC for the uses and purposes therein set forth.

STATE OF ILLINOIS )  
 )  
 ) COUNTY OF COOK )


By: *[Signature]*  
 S. Joshua Braun, Manager  
 RAVENSWOOD GROUP LLC, an Illinois limited liability company


DESCRIBED, 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, RESTRICTIONS, CONDITIONS, COVENANTS, AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.


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3

FP326670	# 0000151732	 <b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX FEB.-8.05 REVENUE STAMP
0010650		
REAL ESTATE TRANSFER TAX		

STATE TAX	 STATE OF ILLINOIS FEB.-8.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000151725	REAL ESTATE TRANSFER TAX
			0021300
			0999234

  
 City of Chicago  
 Dept. of Revenue  
 367428  
 02/02/2005 15:57  
 Batch 05322 65  
 Real Estate Transfer Stamp  
 \$1,597.50

- Either:
1. At the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"), the Unit was unoccupied; or
  2. At the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit and either did not have or failed to exercise or waived its right of first refusal to purchase the Unit, all as provided in the Act.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration of Condominium were recited and stipulated at length.

Unit as set forth in said Declaration of Condominium as amended from time to time.

December 8, 2004 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0434312102, together with a percentage of the Common Elements appurtenant to the which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded

UNIT 1729 W. WINNEMAC - 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WINNEMAC TERRACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0434312102, IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Unit 1729 W. Winnemac-3, in Winnemac Terrace Condominium as delineated on Plat of Survey of the following described parcel of real estate:

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Property of Cook County Clerk's Office

(1) current non-delinquent real estate taxes and taxes for subsequent years;

(2) the Illinois Condominium Property Act;

(3) the Declaration of Condominium;

(4) applicable zoning, planned unit development and building laws, ordinances and restrictions;

(5) leases and licenses affecting the Common Elements;

(6) matters insured over by the title insurance company issuing an owner's title insurance policy in favor of Grantee; and

(7) acts done or suffered by Grantee.

Permitted Encumbrances

## EXHIBIT B