

ST5072212

UNOFFICIAL COPY

183

WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, 3000 W. Montrose Development, LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,



Doc#: 0508902088
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/30/2005 07:50 AM Pg: 1 of 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to JAYE L. WINGSTROM, of 1724 W. Grace, Chicago, IL and LUCKY A. MOLIVIATIS, of 4430 Quill Cr. Waukegan, Illinois 60085, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS the following described real estate, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

COMMONLY KNOWN AS: 3002 W. Montrose, Unit 2A, Chicago, Illinois 60618

Grantor also hereby Grants to the Grantee, its 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.

The tenant of the unit either waived or failed to exercise the option to purchase the subject unit.

SUBJECT TO: (a) general real estate taxes not yet due and payable at the time of closing; (b) the Act and the Code including all amendments thereto; (c) the Declaration and the Condominium Documents including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) Special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to Closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Purchaser or anyone claiming through Purchaser ; (i) utility easements, whether recorded or unrecorded; (j) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser, however, none of these matters shall interfere with the Purchaser's intended use and occupancy of the premises as a residence.


Permanent Real Estate Index Number: 13-13-128-029-0000, underlying

BOX 333-CTI

4/9


UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 MAR. 28. 05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000001179

REAL ESTATE TRANSFER TAX
00257.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAR. 28. 05
 REAL ESTATE TRANSFER TAX
 REVENUE STAMP

0000001241

REAL ESTATE TRANSFER TAX
00128.50
FP 103034

CITY OF CHICAGO
 CITY TAX

 MAR. 28. 05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000000492

REAL ESTATE TRANSFER TAX
01928.00
FP 103033

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 18th day of March, 2005

3000 W. Montrose Development, LLC,
an Illinois limited liability company

By: [Signature]
Uri Raanan, its Member

By: [Signature]
Steve Cohen, its Member

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Uri Raanan and Steve Cohen, as Members of 3000 W. Montrose Development, LLC, an Illinois limited liability company, Declarant herein, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Members, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth

GIVEN under my hand and Notarial Seal this 18th day of MARCH, 2005



[Signature]
Notary Public
My commission expires: 2/4/08

After Recording Mail to:

Sharon Banks
3710 Commercial, Suite 14
Northbrook, IL 60062

Send Subsequent Tax Bills to:

J. Wingstrom & L. Moliviatis
3002 W. Montrose, Unit 2A
Chicago, IL 60625

This Instrument was Prepared by: Karen A. Grad, P.C.
Whose Address is: 1946 Lehigh Avenue, Unit E, Glenview, Illinois 60026

UNOFFICIAL COPY

STREET ADDRESS: 3000 W. MONTROSE

UNIT 2A

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-13-128-029-0000

LEGAL DESCRIPTION:

UNIT NUMBERS 3002-2A IN THE RAVENSWOOD POINT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 23, 24 AND 25 IN BLOCK 62 IN NORTH WEST LAND ASSOCIATION, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE NORTH WESTERN ELEVATED RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS,

(EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF SAID LOTS 24 AND 25 LYING BELOW THE CEILING ELEVATION OF 28.86 FEET CCD AND BEGINNING AT A POINT ON THE EAST LINE OF LOT 25, 49.48 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY 37.28 FEET; THENCE SOUTHERLY 17.24 FEET; THENCE WESTERLY 1.26 FEET; THENCE SOUTHERLY 3.0 FEET; THENCE EASTERLY 1.26 FEET; THENCE SOUTHERLY 29.72 FEET TO THE SOUTH LINE OF SAID LOTS; THENCE EASTERLY TO THE SOUTHEAST CORNER OF LOT 25; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 25 TO THE POINT OF BEGINNING, ALSO THAT PART LYING BELOW THE CEILING ELEVATION OF 22.65 FEET CCD AND COMMENCING AT A POINT ON THE EAST LINE OF LOT 25, 49.48 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY 27.28 FEET; THENCE SOUTHERLY 17.24 FEET; THENCE WESTERLY 1.26 FEET; THENCE SOUTHERLY 6.50 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY 6.93 FEET; THENCE NORTHERLY 6.50 FEET; THENCE EASTERLY 6.93 FEET; THENCE SOUTHERLY 6.50 FEET TO THE POINT OF BEGINNING AND THAT PART LYING BELOW THE CEILING ELEVATION OF 20.50 FEET CCD AND COMMENCING AT THE LAST DESCRIBED POINT OF BEGINNING; THENCE SOUTHERLY 2.50 FEET; THENCE WESTERLY 6.93 FEET; THENCE NORTHERLY 2.50 FEET; THENCE EASTERLY 6.93 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

ALSO EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF SAID LOTS 23 AND 24 LYING BELOW THE CEILING ELEVATION OF 28.86 FEET CCD AND BEGINNING AT A POINT ON THE WEST LINE OF LOT 23, 49.48 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY 43.76 FEET; THENCE SOUTHERLY 16.23 FEET; THENCE WESTERLY 8.10 FEET; THENCE SOUTHERLY 16.18 FEET; THENCE EASTERLY 1.05 FEET; THENCE SOUTHERLY 17.12 FEET TO THE SOUTHERLY LINE OF SAID LOTS; THENCE WESTERLY TO THE SOUTHWEST CORNER OF LOT 23; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 23 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS);

WHICH SURVEY IS ATTACHED AS EXHIBIT "G" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 1, 2004 AS DOCUMENT NUMBER 0433619031; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.