

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Prepared by:

Tracie J. Greene
Seyfarth Shaw LLP
55 E. Monroe St., Suite 4200
Chicago, IL 60603



Doc#: 0511218171
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 04/22/2005 02:30 PM Pg: 1 of 4

After Recording, Mail To:
John Fitzpatrick, Esq.
36 W. Randolph Street
Chicago, IL 60601
C-071465 2.4 fw

Know All Men By These Presents That on this April 13, 2005, Ravenswood Group LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by Kathleen Thomas whether one or more, (the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described property, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Unit 1733 W. Winnemac-2, 1733 W. Winnemac, Chicago, Illinois 60640

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

(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").

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, nor 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.

GRANTOR ALSO HEREBY GRANTS TO GRANTEES AND GRANTEES' 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 DESCRIBED, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND

04031465 LC 20F4
NTS
STEWART

UNOFFICIAL COPY

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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

RAVENSWOOD GROUP LLC, an Illinois limited liability company

By: [Signature]
S. Joshua Braun, Manager

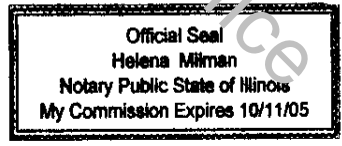
STATE OF ILLINOIS)
)
COUNTY OF COOK)

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.

GIVEN under my hand and official on 4-13, 2005.

[Signature]
Notary Public

My commission expires: 10/11/05



UNOFFICIAL COPY

EXHIBIT A

Unit 1733 W. Winnemac-2, in Winnemac Terrace Condominium as delineated on Plat of Survey of the following described parcel of real estate:

UNIT 1733 W. WINNEMAC – 2 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.

which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded 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 Unit as set forth in said Declaration of Condominium as amended from time to time.

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.

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.

UNOFFICIAL COPY

EXHIBIT B

Permitted Encumbrances

- (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.

Property of Cook County Clerk's Office