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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



0514341119

Doc#: 0514341119
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/23/2005 03:19 PM Pg: 1 of 4

IL0502718

7

THE GRANTOR, RP3 WOLCOTT, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to **LESLIE FAGAN** (GRANTEE'S ADDRESS) 915 GREENLEAF ST, UNIT 3E; EVANSTON, Illinois 60202 [^]m.

of the County of COOK, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:


SEE ATTACHED EXHIBIT 'A'

SUBJECT TO: SEE ATTACHED EXHIBIT 'A'

Permanent Real Estate Index Number(s): 11-31-210-016-0000
Address(es) of Real Estate: 7009 N. WOLCOTT, UNIT 7009-2, CHICAGO, Illinois 60626

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its MEMBER, and attested by its _____ this 26th day of April, 2005.

RP3 WOLCOTT, LLC

By 

JAMES D. SELEERD
MEMBER

Synergy Title Services, LLC.
730 West Randolph, Suite 300
Chicago, IL 60661
Phone (312) 334-9000 fax (312) 334-9009

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that JAMES D. GELEERD, personally known to me to be the MEMBER of the RP3 WOLCOTT, LLC, and _____, personally known to me to be the _____ of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such JAMES D. GELEERD and MEMBER they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of April 2005



Margaret Panitch (Notary Public)

Prepared By: Greg Braun
217 N. Jefferson St 5th Floor
Chicago, Illinois 60661

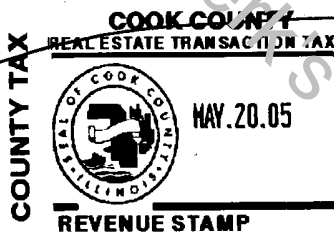
Mail To:
JOSEPH FRANK MILITO, Esq.
732 W. FULLERTON PKWY.
CHICAGO, IL 60614

City of Chicago
Dept. of Revenue
330640
05/19/2005 11:35 Batch 02235 14

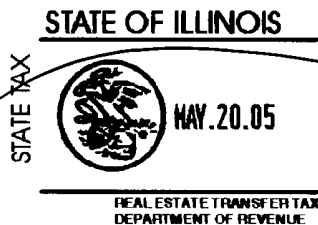


Real Estate
Transfer Stamp
\$1,327.50

Name & Address of Taxpayer:
LESLIE FAGAN
7009 N. WOLCOTT, UNIT 7009-2
CHICAGO, Illinois 60626



REAL ESTATE
TRANSFER TAX
0008850
0000760730
FP 326670



REAL ESTATE
TRANSFER TAX
0017700
0000020509
FP 326660

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EXHIBIT "A"

Subject To: (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer (as hereinafter defined) commit to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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."

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Chicago Title Insurance Company

A.L.T.A. COMMITMENT

SCHEDULE A (continued)

File Number: IL0502718

Commitment Number: IL0502718

LEGAL DESCRIPTION

UNIT NO. 7009 - 2 IN WOLCOTT COURTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 AND 13 IN BLOCK 24 IN ROGERS PARK IN THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 30, 2004 AS DOCUMENT NUMBER 0412134031, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 11-31-210-016-0000

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