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Doc#: 0517441037
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/23/2005 10:01 AM Pg: 1 of 4

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2062031/mtc/aw
205-3

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

THE GRANTOR, RIDGELAND-SOUTH BLVD., LLC, a Limited Liability Company, duly organized and validly 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 Members and Managers of said company, CONVEYS AND WARRANTS to Rohit Ghanara §

of 1124 Randolph Street, Apt 2E, Oak Park, Illinois 60302
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 205
106 S. RIDGELAND AVE
OAK PARK, ILLINOIS 60302

P. I. N.: 16-08-300-001-0000, 16-08-300-002-0000, 16-08-300-003-0000,
16-08-300-004-0000, 16-08-300-010-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 20th day of June, 2005.

RIDGELAND-SOUTH BLVD., LLC,
an Illinois Limited Liability Company

BY: Kimberly W
Its Manager

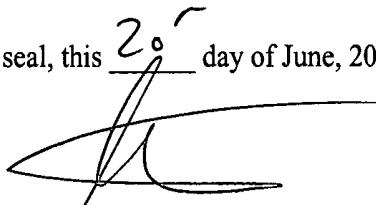
BY: Jared
Its Manager

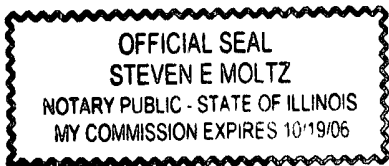
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Jack Lucania and Kimberly Weiner, personally known to me to be the Managers of RIDGELAND-SOUTH BLVD., LLC, and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managers they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th day of June, 2005.


NOTARY PUBLIC



Mail To:

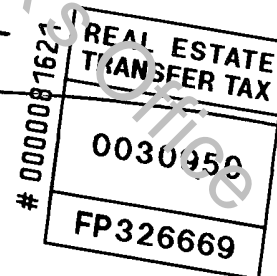
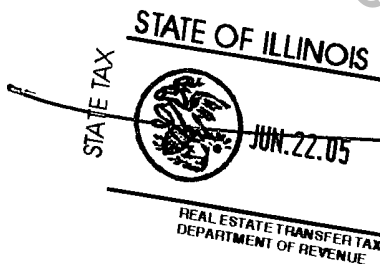
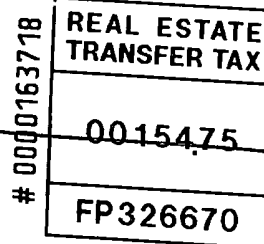
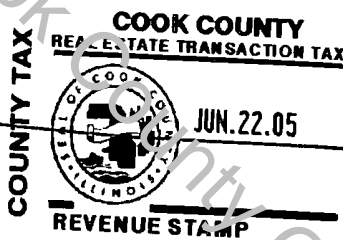
Nicole Capraro
1010 Lake Street, #612
Oak Park, Illinois 60301

Name and Address of Taxpayer:

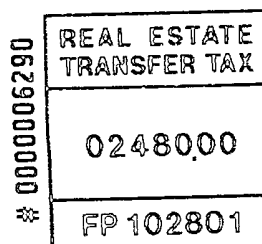
Rohit Ghanara
106 S. Ridgeland Avenue
Unit 205
Oak Park, Illinois 60302

Prepared By:

Steven E. Moltz
LAW OFFICES OF STEVEN E. MOLTZ
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603



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LEGAL DESCRIPTION

UNIT(S) 205 + P-65 IN THE RIDGELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED *Property*:

PARCEL 1:

LOT 5 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND AND ALSO THAT STRIP OF PARCEL OF GROUND IN SAID BLOCK 45 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE RUNNING SOUTH ON A LINE WITH THE EAST LINE OF SAID LOT 5 PROJECTED TO THE NORTH LINE OF SAID LOT 8 IN SAID BLOCK 45; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8, 51.88 FEET; THENCE TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, 51.88 FEET TO THE POINT OF BEGINNING IN VILLAGE OF RIDGELAND AFORESAID, SAID VILLAGE OF RIDGELAND BEING A SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF SECTION 7, AND THE NORTHWEST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 4, 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST $\frac{1}{4}$ OF SECTION 7 AND THE NORTHWEST $\frac{1}{4}$ AND THE WEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF THE EAST AND WEST 15 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST $\frac{1}{4}$ OF SECTION 7 AND THE NORTHWEST $\frac{1}{4}$ AND THE WEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0433519050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT(S) 205 + P-65, 106 S. RIDGELAND, OAK PARK, ILLINOIS 60302

P. I. N. 16-08-300-001-0000, 16-08-300-002-0000, 16-08-300-003-0000,
16-08-300-004-0000, 16-08-300-010-000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded November 30, 2004, as Document number 0433519050 including all amendments and exhibits thereto, the same as though the provisions of

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said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY 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 HAD NO RIGHT OF FIRST REFUSAL

PROPERTY
Cook County Clerk's Office