

(3)

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0519241007

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

Doc#: 0519241007
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/11/2005 09:57 AM Pg: 1 of 4

MERCURY TITLE COMPANY, L.L.C.

2061742
Tmn
10full

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 Nancy Rodriguez

of 1006 S Dunlap Av., 2nd Floor, Forest Park, Illinois 60130

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) 206 + P64
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 3rd day of June, 2005.

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

BY: Kimberly W
Its Manager

BY: John L
Its Manager

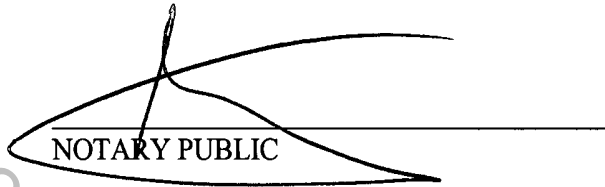
M.G.R. TITLE

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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 30th day of June, 2005.


NOTARY PUBLIC



Mail To:

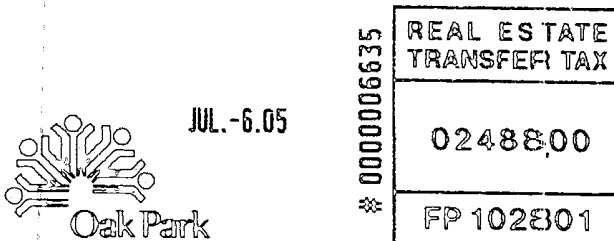
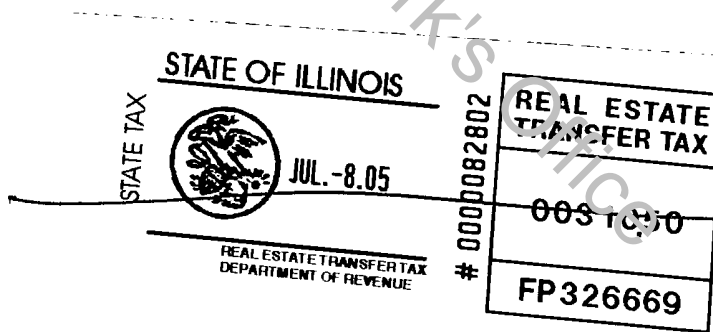
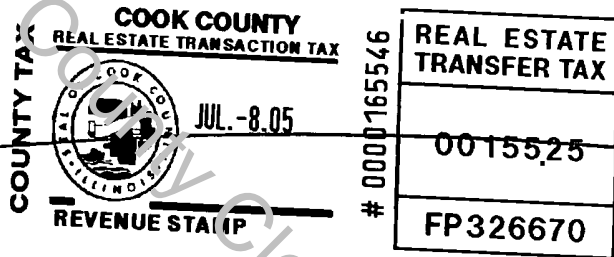
John O'Leary
ATTORNEY AT LAW
120 S. State St. #200
LaGrange, IL 60603
Chicago

Name and Address of Taxpayer:

Nancy Rodriguez
106 S. Ridgeland Avenue
Unit 206
Oak Park, Illinois 60302

Prepared By:

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



UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT(S) 206 + P-64 IN THE RIDGELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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 ½ OF THE EAST ½ OF SECTION 7, AND THE NORTHWEST ¼ AND THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ 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 ¼ OF SECTION 7 AND THE NORTHWEST ¼ AND THE WEST ¼ OF THE SOUTHWEST ¼ 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 ¼ OF SECTION 7 AND THE NORTHWEST ¼ AND THE WEST ¼ OF THE SOUTHWEST ¼ 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) 206 + P-64, 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

Cook County Clerk's Office