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WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



Doc#: 0522933004 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/17/2005 07:15 AM Pg: 1 of 3

THE GRANTOR

ROSCOE DEVELOPMENT GROUP,
LTD., AN ILLINOIS CORPORATION
a corporation 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 the sum of TEN (\$10.00)
DOLLARS, and other good and valuable
considerations in hand paid, and pursuant
to authority given by the Board of
Directors of said corporation. CONVEYS
and WARRANTS to:

Erin Diedling
3907 N. Damen, #3
Chicago, IL 60618

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

**SEE ATTACHED LEGAL
DESCRIPTION**

Permanent Real Estate Index Number(s): 14-19-410-033-0000

Address(es) of Real Estate: 1926 W. Roscoe #3S. Chicago, IL 60657

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has
caused its name to be signed to these presents by its President this 29 day of July, 2005.

Roscoe Development Group, Ltd.
(Name of Corporation)

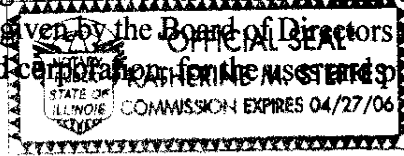
By [Signature]

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BOOK 333-CP

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that James L. Marvin personally known to me to be the President of Roscoe Development Group, Ltd. corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their 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 29 day of July, 2005

Commission expires 4/27/06

[Signature]
NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645
(Name and Address)

James L. Marvin
Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

1322 S. Prairie, Suite 1308
Address

_____ Name

Chicago, IL 60605
City, State and Zip

_____ Address

OR RECORDER'S OFFICE BOX NO. _____

_____ City, State and Zip

STATE OF ILLINOIS
AUG - 8.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000000000
00252.50
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG - 8.05
0000000000
00126.25
FP 103034

CITY OF CHICAGO
AUG - 8.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
000003063
01893.75
FP 103033

REVENUE STAMP

UNOFFICIAL COPY

UNIT NUMBER 1926-3S IN THE ROSCOE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 82, 83 AND 84 IN BLOCK 37 IN FORDS SUBDIVISION OF BLOCKS 27, 28, 37 AND 38 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4), IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 26, 2005 AS DOCUMENT NUMBER 0520732073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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, AFORESAID, 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.

SUBJECT ONLY TO THE FOLLOWING, if any: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 2004 final installment and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Purchaser's mortgage or trust deed, if any; acts done or suffered by or through the Purchaser.