

## DEED OF CONVEYANCE

1443 VICTORIA  
CONDOMINIUM DEED

THIS INDENTURE, made this 13<sup>th</sup> day of July, 2005, between 1443 VICTORIA LLC., an Illinois limited liability company, with a mailing address c/o JDC Development, 2625 North Ashland Avenue, Suite 4B, Chicago, Illinois 60614, 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, party of the first part, and Eduardo A. Moreno and Alexandra N. Moreno husband and wife party of the second part, not as joint tenants but as tenants by the entireties.



Doc#: 0525814244 Fee: \$30.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 09/15/2005 11:19 AM Pg: 1 of 4

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

69348  
UNIT 2B IN 1443 W. VICTORIA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED AS FOLLOWS. f/c

SEE ATTACHED LEGAL DESCRIPTION

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2004 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 1443 Victoria Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility

# UNOFFICIAL COPY

easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 14-05-316-027-0000

Address of real estate: 1447 West Victoria Avenue, Unit 2B, Chicago, Illinois 60660

This instrument was prepared by:		
Robert D. Lattas, Esq. 1905 West Chicago Avenue Chicago, Illinois 60622		
After Recording Mail to:		Send Subsequent Tax Bills To:
William O' Keefe Attorney at Law 1905 W. Chicago Ave Chicago IL 60622		Eduardo Moreno 1447 West Victoria; Unit 2B Chicago, Illinois 60660

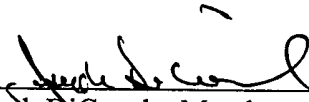
Property of Cook County Clerk's Office

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1443 VICTORIA, LLC

By: Joseph DiCosola

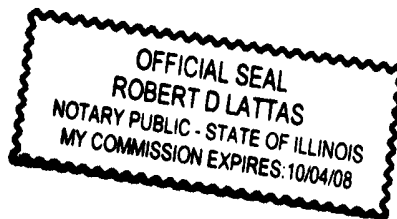
Its: Member

By:   
Joseph DiCosola, Member

Subscribed and sworn to before me  
This 23<sup>rd</sup> day of June, 2005



Notary Public



Property of Cook County Clerk's Office

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(Attached to and becoming a part of document dated: July 13, 2005)

**EXHIBIT A**

Land situated in the County of Cook, State of Illinois, is described as follows:


Unit 2S in the 1443 W. Victoria Condominium, as delineated on a survey of the following described tract of land:

Lots 17, 18 and 19 in Clark Street Addition to Edgewater, being a Subdivision of part of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, Lying North of the South 43 Rods thereof and east of Clark Street, in Cook County, Illinois;


Which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded July 27, 2005 as Document No. 0520803049, together with its undivided percentage interest in the common elements, as amended from time to time.

Tax Parcel Number(s): 14-05-316-027


Property of Cook County Clerk's Office

CITY TAX	
	CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	SEP.-6.05
# 0000017850	
REAL ESTATE TRANSFER TAX	01237.50
FP 102812	

STATE TAX	
	STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	SEP.-6.05
# 0000015316	
REAL ESTATE TRANSFER TAX	00165.00
FP 103027	

COUNTY TAX	
	COOK COUNTY
REAL ESTATE TRANSACTION TAX REVENUE STAMP	SEP.-6.05
# 0000015522	
REAL ESTATE TRANSFER TAX	00082.50
FP 103028	