


<p>1443 VICTORIA CONDOMINIUM DEED</p> <p>THIS INDENTURE, made this 23rd day of June, 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 Brent X Braveman*, party of the second part.</p> <p>* a single person</p>	<div data-bbox="954 488 1273 577" style="text-align: center;">  <p>0526240073D</p> </div> <p>Doc#: 0526240073 Fee: \$58.00 Eugene "Gene" Moore Cook County Recorder of Deeds Date: 09/19/2005 10:44 AM Pg: 1 of 5</p>
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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:

UNIT 3C IN 1443 W. VICTORIA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED AS FOLLOWS.

SEE ATTACHED LEGAL DESCRIPTION

69364 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 easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or

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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 3C, Chicago, Illinois 60660

Property of Cook County Clerk's Office

CITY TAX



CITY OF CHICAGO


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

AUG. 31.05

0000017739

REAL ESTATE TRANSFER TAX	0144.000
FP 102812	

STATE TAX



STATE OF ILLINOIS


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

AUG. 31.05

0000014956

REAL ESTATE TRANSFER TAX	00192.00
FP 103027	

COUNTY TAX



COOK COUNTY

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

AUG. 31.05

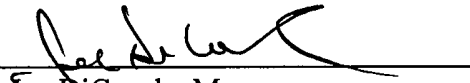
0000015162

REAL ESTATE TRANSFER TAX	00096.00
FP 103028	

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IN WITNESS WHEREOF, Joe DiCosola has executed this instrument as of the day and year first above written.

1443 VICTORIA LLC,
an Illinois limited liability company

By: 
Joe DiCosola, Manager

This instrument was prepared by:		
Robert D. Lattas, Esq. 1905 West Chicago Avenue Chicago, Illinois 60622		
		<i>Grantee's address</i>
After Recording Mail to:		Send Subsequent Tax Bills To:
Thomas R. Pickett Attorney at Law 339 West Barry Avenue; Unit 8A Chicago, Illinois 60657		Brent . Braveman 1447 West Victoria; Unit 3C Chicago, Illinois 60660

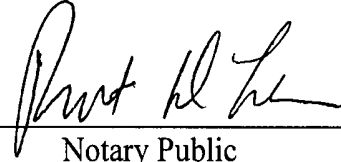
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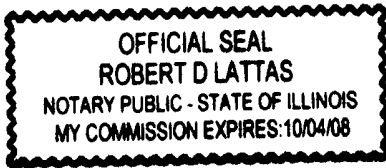
STATE OF ILLINOIS)
)
COUNTY OF C O O K)

I, Robert D. Lattas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joe DiCosola, as Manager of **1443 Victoria LLC**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23rd day of June, 2005.



Notary Public



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(Attached to and becoming a part of document dated June 29, 2005)

EXHIBIT A

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

Unit 3C 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