WITC# 2064446 Ett Doc#: 0529041060 Fee: \$26.00

THE GRANTOR, 2801 Howard, LLC, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

ALELITA G. RAMOS of 9325 LOCKWOOD AVENUE in SKOKIE, ILLINOIS

Tan unmarried woman

("GRANTEE")

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s): 10-25-303-049-0000

Address of Real Estate:

7554 N. California Avenue, Unit 205

Chicago, Illinois

(above space for recorder only)

Eugene "Gene" Moore RHSP Fee:\$10.00

Date: 10/17/2005 10:57 AM Pg: 1 of 2

Cook County Recorder of Deeds

SUBJECT TO: (1) real estate taxes not yet true and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (1) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premi es as a residential condominium; (5) the Declaration and all amendments and exhibits thereto; (6) the provisions of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or ur aer Grantee; and (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 11th day of October 2005 llth day of , 2005.

Seller

2801 Howard, LLC

Robert D. Mosky, its Manager

State of Illinois)

) ss

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert D. Mosky, a Manager of 2801 Howard, LLC, personally known to me to be the same person who is name is and delivered the said instrument as as the anti-sluotery act to the said instrument as as the artistic act to the said instrument as a state of the said instrument as a state subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed soluntary act, for the uses and purpose therein set forth.

Given under my hand and fficial Etill His sphotos NOTARY PUBLIC STAP My Commission E

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to: Manny Aguja 3144 W. Montrose Chicago, Illinois 60618

Send subsequent tax bills to: Alelita G. Ramos

7554 N. California, **‡205** Chicago, Illinois 60645

0529041060D Page: 2 of 2

## **UNOFFICIAL COPY**

## PARCEL 1:

UNIT 205 AND PU-1, IN THE WESTGATE CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, AND 3 IN BLOCK 1 IN OLIVER SALINGER AND COMPANY'S HOWARD STREET ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE NORTH QUARTER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0527727021, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0527727021, AS AMENDED FROM UMF TO TIME.

PIN#: 10-25-303-049-0000 (AFFECTS THE UNDERLYING LAND)

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 DECLAPATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT SET FORTH IN SAID DECLAPATION 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.

