

# UNOFFICIAL COPY



RT046825 1/3

Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Limited Liability Company to  
Individual)**



Doc#: 0600304027 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/03/2006 10:20 AM Pg: 1 of 4

**THE GRANTOR**, 7334 NORTH RIDGE, LLC, an Illinois Limited Liability Company 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Members of said Limited Liability Company, **CONVEYS** and **WARRANTS** to **DMITRY FELDMAN** of 2456 West Huron, Chicago, Illinois 60612 of the County of Cook, 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."

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Numbers: 11-30-307-098-0000, 11-30-307-099-0000 and 011-30-307-190-0000  
Address of Real Estate: 7334 North Ridge, Unit 305, Chicago, Illinois 60645

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by one of its Managers, this 16th day of December, 2005.

7334 NORTH RIDGE, LLC, an Illinois Limited Liability Company

By Alex Gershbeyn  
Alex Gershbeyn  
Manager

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
410038 \$1,301.25  
12/23/2005 11:47 Batch 02263 9



STATE TAX

STATE OF ILLINOIS

DEC. 23.05

000002860

REAL ESTATE TRANSFER TAX

00173.50

FP 103020

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

DEC. 23.05

REVENUE STAMP

000009959

REAL ESTATE TRANSFER TAX

00086.75

FP 103019

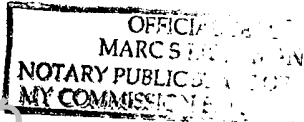
4K9

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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, Marc S. Lichtman, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Alex Gershbeyn, personally known to me to be one of the Managers of the 7334 NORTH RIDGE, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority given by the Board of Members of said Limited Liability Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of December, 2005



Marc S. Lichtman

(Notary Public)

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**Prepared By:** Marc S. Lichtman  
 Attorney at Law  
 Marc S. Lichtman & Associates, Ltd.  
 222 North LaSalle Street  
 Suite 200  
 Chicago, Illinois 60601

**Mail To:**

Adam Lysinski  
 Attorney at Law  
 Adam Lysinsky & Associates  
 4418 North Milwaukee Avenue  
 Chicago, Illinois 60630

**Name & Address of Taxpayer:**

DMITRY FELDMAN  
 2456 West Huron  
 Chicago, Illinois 60612

**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER****LEGAL DESCRIPTION:**

## Parcel 1:

Unit 305 in the 7334 NORTH RIDGE CONDOMINIUM, as delineated on a survey of the following described real estate:

The South 70 feet (as measured on the West Line) of Lot 6 (Except the East 7 Feet thereof taken for widening Ridge Avenue) in County Clerk's Division of part of the Southwest Fractional  $\frac{1}{4}$  of Fractional Section 30, North of Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, Also the South 70 feet of Lot "A" in Ridge Heights, Being a Subdivision of Lot 7 (except the West 541 feet thereof), in County Clerk's Division of Part of the Southwest Fractional  $\frac{1}{4}$  of Fractional Section 30, North of Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for 7334 North Ridge Condominium Association made by 7334 North Ridge, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0522119107, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

## Parcel 2:

Unit P- 22, a Parking Space in the 7334 NORTH RIDGE CONDOMINIUM, as delineated on a survey of the following described real estate:

The South 70 feet (as measured on the West Line) of Lot 6 (Except the East 7 Feet thereof taken for widening Ridge Avenue) in County Clerk's Division of part of the Southwest Fractional  $\frac{1}{4}$  of Fractional Section 30, North of Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, Also the South 70 feet of Lot "A" in Ridge Heights, Being a Subdivision of Lot 7 (except the West 541 feet thereof), in County Clerk's Division of Part of the Southwest Fractional  $\frac{1}{4}$  of Fractional Section 30, North of Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for 7334 North Ridge Condominium Association made by 7334 North Ridge, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0522119107, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

## Parcel 3

The exclusive right to the use of Storage Space 25, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as S- 25 recorded in Cook County, Illinois.

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Parcel 4

The exclusive right to the use of Laundry Room Locker 21, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as L-21 recorded in Cook County, Illinois.

Commonly Known as: 7334 North Ridge, Unit 305, Chicago, Illinois

Permanent Index Number: 11-30-307-190-0000; 11-30-307-099-0000; 11-30-307-098-0000

Grantor also hereby Grants to 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 unit has waived or has failed to exercise the right of first refusal.

**SUBJECT TO:**

- (a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party v all rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois;
- (e) Survey attached as Exhibit B to the Declaration of Condominium Ownership for 7334 North Ridge Condominium Association recorded on August 9, 2005 as document number 0522119107
- (f) Declaration of Condominium Ownership for 7334 North Ridge Condominium Association recorded on August 9, 2005 as document number 0522119107;
- (g) Applicable zoning and building laws and ordinances;
- (h) Plats of dedication and plats of subdivision and covenants thereon