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After Recording Return to: James Schwartz 3841 N. Broadway Chicago, IL-60613 218 H. JEFFERSON STE. 401 CHICACO, IL. 60661

WARRANTY DEED

Doc#: 0604742042 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/16/2006 09:18 AM Pg: 1 of 4

(Space Above This Line for Recording Data)

THE GRANTOP, CASTLEWOOD-VICTORIA, LLC, an Illinois limited liability company, having its principal office at 1:373 W. Irving Park Road, Chicago, Illinois 60613, for an in consideration of TEN DOLLARS (\$17.00), in hand paid, does CONVEY and WARRANT to the GRANTEE, SERENA WHALEN, of 1515 N. Coal, Colchester, Illinois 62326, all the following described real estate situated in the County of Cook and State of Illinois:

\* SINGIE

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number:

14-05-311-023-0000

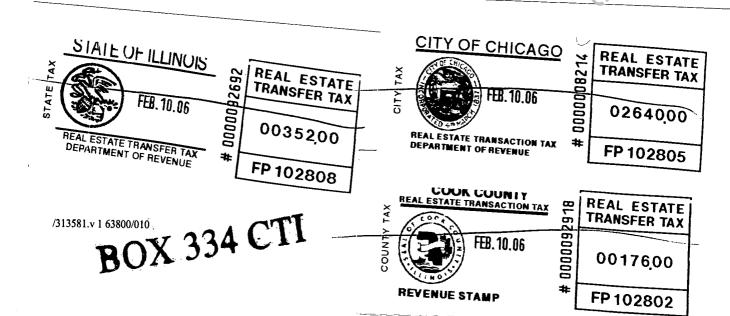
Address of Property:

Unit 3 and Parking Space 3 and Storage Space 1

1512 W. Victoria

Chicago, Illinois 60660

TO HAVE AND TO HOLD said premises in fee simple forever and subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof.



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### **UNOFFICIAL COPY**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed to this instrument by it sole member this 23 day of January, 2006.

> CASTLEWOOD-VICTORIA LLC, an Illinois limited liability company

By: CASTLEWOOD HOMES II, L.L.C., an

Illingis liability company, Sole Member

By:

Ed Hoffman, a Member

STATE OF ILLINOIS

COUNTY OF COOK

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ed Hoffman, a member of Castlewood Homes II, LLC. sole member of Castlewood-Victoria, L.L.C., 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 extraowledged that he signed and delivered the same instrument, as his free and voluntary act and as his free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and seal this day of January, 2000

My Comm

**NOTARY PUBLIC, STATE OF ILLINOIS** MY COMMISSION EXPIRES 12-4-2009

THIS INSTRUMENT PREPARED BY:

Karen Osiecki Meehan Gould & Ratner

222 North LaSalle, Suite 800

Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Serena G. Whalen

1512 W. Victoria, Unit 3

Chicago, Illinois 60660

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#### EXHIBIT "A"

LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 3 IN THE 1512 W. VICTORIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN CATHERINE HANSEN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECOPDED JULY 27, 2005 AS DOCUMENT 0520819039, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE CF PARKING SPACE 3 AND STORAGE SPACE 1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0520819039.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEL 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.

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### EXHIBIT B

### Permitted Exceptions

- 1. Real estate taxes not yet due and payable;
- 2. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded July 27, 2005 as Document No. 0520819039, as amended from time to time;
- 3. Limitations and conditions imposed by the Condominium Property Act;
- 4. Terms, provisions and conditions set forth in the covenant executed by Castlewood-Victoria, LLC, in favor of the City of Chicago, recorded January 27, 2004 as Document 0402731027, relacing to the maintenance and repair of the common line located anywhere on the property from the point of connection to the sewer main the public street.