



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

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

WARRANTY DEED

(Space Above This Line for Recording Data)

THE GRANTOR, CASTLEWOOD-VICTORIA, LLC, an Illinois limited liability company, having its principal office at 1473 W. Irving Park Road, Chicago, Illinois 60613, for an consideration of TEN DOLLARS (\$10.00), in hand paid, does CONVEY and WARRANT to the GRANTEE, SERENA ^{GRACE} WHALEN, of 1515 N. Coal, Colchester, Illinois 62326, all the following described real estate situated in the County of Cook and State of Illinois:

* SINGLE *Q*
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number: 14-05-311-028-0000
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.

CTI 20010828331058

man R

STATE TAX

STATE OF ILLINOIS

FEB. 10.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002692

REAL ESTATE TRANSFER TAX

00352.00

FP 102808

CITY TAX

CITY OF CHICAGO

FEB. 10.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000008274

REAL ESTATE TRANSFER TAX

02640.00

FP 102805

COUNTY TAX

COOK COUNTY

FEB. 10.06

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

0000092918

REAL ESTATE TRANSFER TAX

00176.00

FP 102802

/313581.v 1 63800/010

BOX 334 CTI

UNOFFICIAL COPY

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

CASTLEWOOD-VICTORIA LLC,
an Illinois limited liability company

By: CASTLEWOOD HOMES II, L.L.C., an
Illinois liability company, Sole Member

By: *Ed Hoffman*
Ed Hoffman, a Member

Property of Cook County Clerk's Office

STATE OF ILLINOIS

ss.

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, L.L.C. 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 acknowledged 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 23 day of January, 2006.

Maureen A. Duigou
Notary Public

My Commission Expires
OFFICIAL SEAL
MAUREEN A. DUIGOU
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

UNOFFICIAL COPY

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 RECORDED 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 OF 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 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, 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, relating 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.