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RTCS24 7-294

Chicago Title Insurance Company

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)



06110051080

Doc#: 0611005108 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/20/2006 11:07 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 GIANNE JAMES of 1201 Fowler Avenue, Evanston, Illinois 60202 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".

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 208, 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 7th day of April, 2006.

7334 NORTH RIDGE, LLC, an Illinois Limited Liability Company

By Alex Gershbeyn
Alex Gershbeyn
Manager

4K9

Repub l/c Title Co.

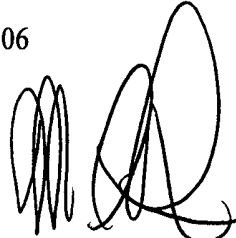
Property of Cook County Clerk's Office

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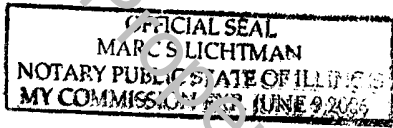
STATE OF ILLINOIS, COUNTY OF LAKE ss.

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 7th day of April, 2006



(Notary Public)



Marc S. Lichtman

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 Lysinsky
Attorney at Law
4418 North Milwaukee Avenue
Chicago, Illinois 60630



Name & Address of Taxpayer:
GIANNE JAMES
7334 North Ridge
Unit 208
Chicago, Illinois 60645

STATE OF ILLINOIS
STATE TAX
APR. 14.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
000003785
00137.00
FP 103020

COOK COUNTY
COUNTY TAX
APR. 19.06
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
0000010910
00068.50
FP 103019

City of Chicago
Dept. of Revenue
428772
04/14/2006 10:10 Batch 11825 36

Real Estate
Transfer Stamp
\$1,027.50

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LEGAL DESCRIPTION RIDER

LEGAL DESCRIPTION:

Parcel 1:

Unit 208 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-3, 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 18, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as S- 18 recorded in Cook County, Illinois.

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Parcel ~~4~~

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

Commonly Known as: 7334 North Ridge, Unit 208, 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 wall 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