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Doc#: 0613742067 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/17/2006 08:50 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(LLC to Individual)**

CR 5502409  
Mundell CMC 1012 no aks 5



THE GRANTOR, JL Development, LLC, a 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 Directors of said corporation, CONVEY(S) and WARRANT(S) to ~~Joe~~ Masciantonio, <sup>Joseph R.</sup> An Individual,

(GRANTEE'S ADDRESS) 2250 Mary Street, Kittsburgh, Pennsylvania 15203

of the County of <sup>Alegheny</sup> ~~Petts~~, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 17-05-107-003-0000, 17-05-107-002-0000  
Address(es) of Real Estate: 1451 North Ashland, Unit 4S, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 20th day of April, 2006.

JL Development, LLC

By Jimmy Lopez  
Jimmy Lopez  
Manager

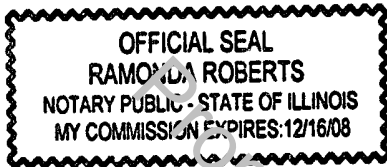
Box 334

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jimmy Lopez, personally known to me to be the Manager of the JL Development, LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Jimmy Lopez, Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of April, 2006

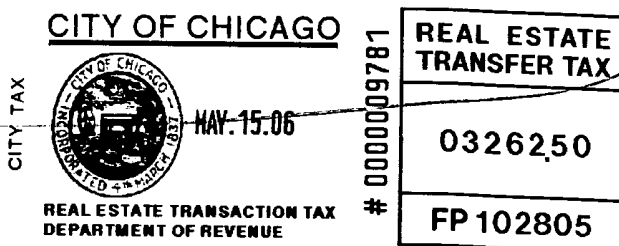
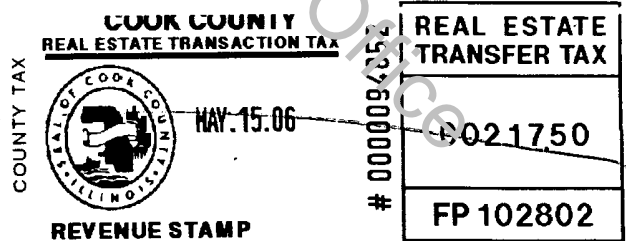
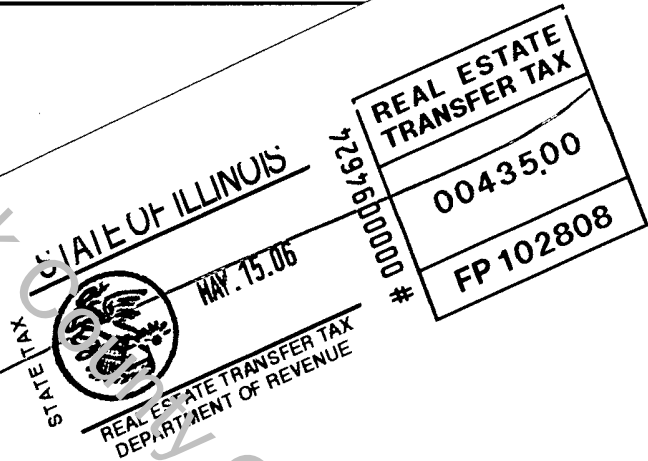


Ramonda Roberts (Notary Public)

*Prepared By:* Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

*Mail To:*  
Jonathan Aven  
180 North Michigan, Suite 2105  
Chicago, IL 60601

*Name & Address of Taxpayer:*  
Joe Masciantonio  
1451 North Ashland, Unit 4S  
Chicago, Illinois 60622



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## EXHIBIT 'A'

### Legal Description

PARCEL 1:

UNIT 4S IN 1451 WEST ASHLAND CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 2 FEET OF LOT 98, ALL OF LOTS 99 AND 100 (EXCEPT THAT PART THEREOF LYING WEST ON A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5) IN BLOCK 6 IN CANAL TRUSTEE'S SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0533210129; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE (P-6), STORAGE SPACE (S-4) AND ROOF DECK (R-6), LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0533210129.

PARCEL 3:

EASEMENT FOR UTILITIES, SUPPORT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE 'COMMERCIAL SPACE' PORTION OF THE LAND AS CONTAINED IN AGREEMENT RECORDED NOVEMBER 28, 2005 AS DOCUMENT NUMBER 0533210129, IN COOK COUNTY, ILLINOIS

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.