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SPECIAL WARRANTY DEED Statutory (Illinois)



4370791(1/3)

Doc#: 0619853143 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2006 12:19 PM Pg: 1 of 3

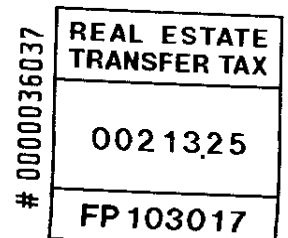
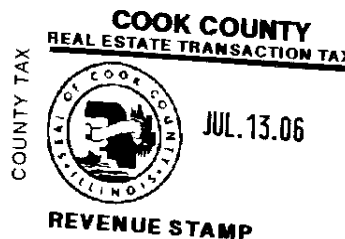
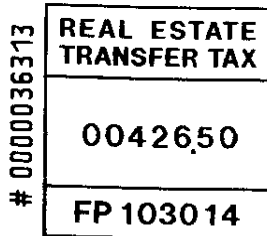
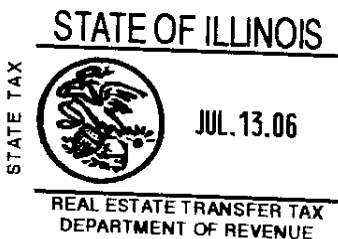
The **GRANTOR**, Waveland Ventures, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, **GRANTS, BARGAINS, SELLS** and **CONVEYS** to **DAVID WESTVEER**, of 11737 Goshen Ave., Los Angeles, CA (the "**GRANTEE**"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "**Act**"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 733-43 W. Waveland Condominium Association (the "**Declaration**"); (viii) the Operating Agreement (as defined in Section 8 herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; and (xi) acts of Purchaser.

Permanent Real Estate Index Number: 14-21-108-018-0000

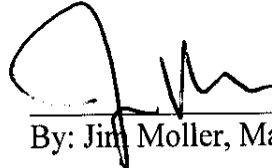
Address of Real Estate: 741 W. Waveland, Unit 1, Chicago, IL 60613



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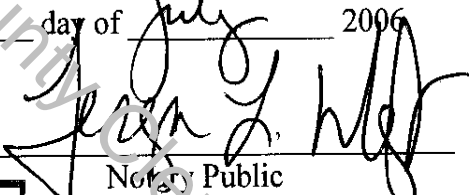
Dated as of the 6th day of July 2006

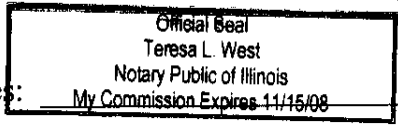
WAVELAND VENTURES, LLC,
an Illinois limited liability company


By: Jim Moller, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Jim Moller, Manager of Waveland Ventures, LLC, an Illinois limited liability company, and 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6th day of July 2006

Notary Public




Commission expires:

This instrument prepared by Michael Friman, 217 N. Jefferson Street, Chicago, IL 60661

Send Subsequent Tax Bills to:
David Westveer
741 W. Waveland #1
Chicago, IL 60613

After Recording Return To:
Andrew A. Girard, Esq.
4418 N. Milwaukee Av.
Chicago, IL 60630

CITY TAX	 CITY OF CHICAGO JUL. 13.06 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000019267	REAL ESTATE TRANSFER TAX
			0319900
			FP 103018

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EXHIBIT A LEGAL DESCRIPTION

UNIT 741-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 733-43 W. WAVELAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0610810082, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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 herein.

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 741-1 has waived or has failed to exercise the right of first refusal.