

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



06201110250

Doc#: 0620111025 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/20/2008 10:11 AM Pg: 1 of 3

TICOR TITLE  
ORDER # 000586462

1 of 4

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE GRANTOR(S), AMG PROPERTY VENTURES LLC, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Charles Kreuser, single, + Carol M. Havelka, single, AS TRUSTEES IN COMMON, (GRANTEE'S ADDRESS) 1907 North Milwaukee Ave., Chicago, Illinois 60647 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

TICOR 586462

See exhibit A attached

3 ✓

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, special taxes or assessment for improvements not yet completed, general taxes for the year 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005 and 2006

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-06-410-044-0000  
Address(es) of Real Estate: Unit 3, 1624 W. Olive, Chicago, Illinois 60660

Dated this 22nd day of June, 2006

AMG PROPERTY VENTURES LLC

By: Angela Giles  
Angela Giles  
Manager

Attest \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

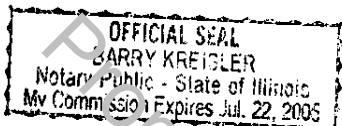
BOX 15

STATE OF ILLINOIS, COUNTY OF

**UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT  
AMBER LILES,  
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of JUNE, 2006

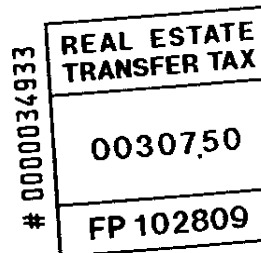
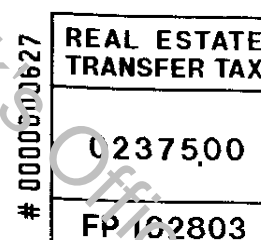
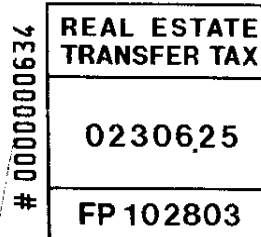
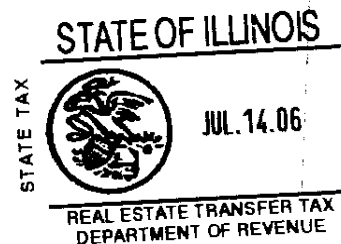
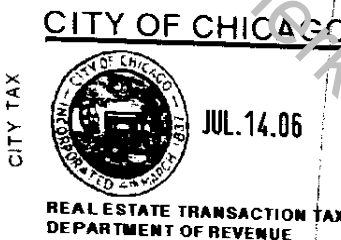
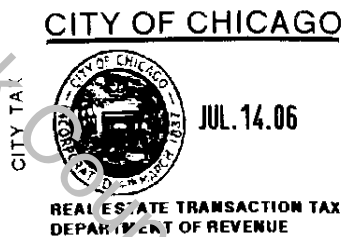


*[Signature]* (Notary Public)

**Prepared By:** Barry Kreisler  
3001 W. Armitage Ave.  
Chicago, Illinois 60647

**Mail To:**  
Kevin Brennan, Esq.  
155 N. Michigan Ave., Suite 700  
Chicago, Illinois 60601

**Name & Address of Taxpayer:**  
Charles Kreuser  
Unit 3, 1624 W. Olive  
Chicago, Illinois 60660



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## Exhibit A

There was no tenant of the unit being conveyed at a time when a tenant could have had a right of first refusal under the Condominium Property Act of Illinois and thus no tenant has any right of first refusal with respect to the Unit.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S 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;

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT;

### LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 3 IN THE 1624 W. OLIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 13 (EXCEPT THE EAST 4 FEET THEREOF) AND THE EAST 11 FEET OF LOT 14 IN BLOCK 5 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER IN SECTIONS 5 AND 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER \_\_\_\_\_; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-3 AND P-4, LIMITED COMMON ELEMENTS, AS DELINEATED AND DEFINED ON THE DECLARATION OF CONDOMINIUM AFORESAID.