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ROSCOE-WAVELAND CONDOMINIUM DEED

THIS INDENTURE, made this ^{20th} 16th day of February, 2007, Colin Hebson; 118 N. Aberdeen, Chicago, Illinois 60607, under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Terry Brauer, a single man, party of the second part.

Doc#: 0705842009 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2007 08:07 AM Pg: 1 of 5

SA3581894 Amcno AbAs MR
C77

Property of Cook County Recorder of Deeds


WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

(HEREIN AFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY ROSCOE-WAVELAND, LLC RECORDED APRIL 24, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0611434054 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

CITY TAX

CITY OF CHICAGO



FEB. 21.07


000014667

REAL ESTATE TRANSFER TAX
01500.00
FP 102805

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

STATE TAX

STATE OF ILLINOIS



FEB. 21.07

0000100701


REAL ESTATE TRANSFER TAX
00200.00
FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



FEB. 21.07

0000100937

REAL ESTATE TRANSFER TAX
00100.00
FP 102802

REVENUE STAMP

Box 337

5/8

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Grantor also hereby Grants to the 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 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2005 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by Claremont-Waveland Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

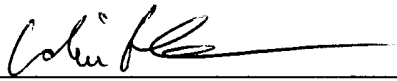
The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit....

Permanent Real Estate Index Number: 14-19-125-001-0000

Address of real estate: 2319-G West Waveland; Chicago, Illinois

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IN WITNESS WHEREOF, Colin Hebson, has executed this instrument as of the day and year first above written.

By: 
 Name: Colin Hebson

This instrument was prepared by:		
Robert D. Lattas		
118 N. Aberdeen		
Chicago, Illinois 60607		
After Recording Mail to:		Send Subsequent Tax Bills To:
<i>Robert D. Lattas</i>		<i>ROBERT D. LATTAS</i>
<i>118 N. ABERDEEN</i>		<i>118 N - ABERDEEN</i>
<i>CHICAGO, IL 60607</i>		<i>CHICAGO, IL 60607</i>

Department of Cook County Clerk's Office

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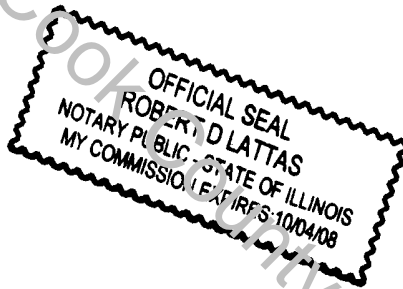
STATE OF ILLINOIS)
)
COUNTY OF C O O K)

I, Robert D. Lattas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Colin Hebson, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of February, 2007.



Notary Public



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UNOFFICIAL COPY**STREET ADDRESS:** 2319 WEST WAVELAND AVENUE UNIT G**CITY:** CHICAGO **COUNTY:** COOK**TAX NUMBER:** 14-19-125-001-0000**LEGAL DESCRIPTION:**

UNIT 2319-B IN THE CLAREMONT-WAVELAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 34 IN SHELDON ESTATES SUBDIVISION OF BLOCK 23 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF, THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF); WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0611434054 AND RE-RECORDED AS DOCUMENT NUMBER 0625845074, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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