WARRANTY DEED

Doc#: 0719842061 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 07/17/2007 10:22 AM Pg: 1 of 3

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THE GRANTOP, DAVID CANAVAN BUILDERS, LLC, an Illinois Limited Liability Company organized and licensed to transact business in the State of Illinois under and by virtue of the laws of the State of Illinois to: and in consideration of Ten (\$10.00)Dollars, and other good and valuable consideration in hand paid and pursuant to authority given to the Member/Manager thereof, Conveys and Warrants to ERIKA J. RASKOPF, 3547 N. Wolcott - #11, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

## Parcel 1:

Unit Number 4N in the Moate Place Condominiums recorded as delineated on a survey of the following described real estate:

Lot 24 in Block 9 in Irving Park, a subdivision of the Southeast 1/4 of Section 15, and the North 1/2 of the Northeast 1/4 cf Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; Which Survey is Attached as Exhibit A to the Declaration of Condominium Recorded as Document Number 0621531024, and amended as Document 0622339034, together with its Undivided Percentage Interest in the Common Elements.

## Parcel 2:

The Exclusive Right to the use of P-6, and S-8, a Limited Common Element as Delineated on the Survey Attached to the Declaration aforesaid recorded as Document Number 0621531024 and amended as Document 0622339024

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.

The 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.

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## **UNOFFICIAL COPY**

SUBJECT TO: (a) general real estate taxes for 2006 and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights; (c) the Declaration of Condominium recorded as Document No. 0621531024 including all Exhibits thereto as amended from time to time and the First Amendment to Declaration of Condominium; (d) installments due after Closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (e) the Illinois Condominium Property act and the Condominium Ordinance of the Chicago Municipal Code; (f) the Plat of Survey attached as Exhibit A to the Declaration aforesaid; (g) applicable Toring and Building Laws and Ordinances; (h) Unrecorded public utility easements, if any; (i) Grantee's Mortgage, if any; (j) plats of dedication and covenants thereof, if any; (k) acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number: 13-15-411-011-0000

Address of Real Estate: 420? North Kedvale, Unit 4N, Chicago, IL 60641

DATED this 5th day of July, 2007

DAVID CANAVAN BUILDERS, LLC, An Timois Limited Liability Company

By \_\_\_\_\_\_\_\_(SEAL)

Member/Manager

State of Illinois )
SS.
County of Cook )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Canavan personally known to me to be the Member/Manager of David Canavan Builders, LLC, 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 and delivered the said instrument as David Canavan Builders, LLC pursuant to authority, given by the managers of said company as their free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of July, 2007.

FREDERICK P HEISS OFFICIAL MY COMMISSION EXPIRES MARCH 28, 2011

Notary Public

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## **UNOFFICIAL COPY**

This instrument was prepared by Frederick P. Heiss, 166 West Washington Street - Suite 600, Chicago, IL 60602.

Send subsequent tax bills to:

Mail to: <u>Jerome G. Silbert</u>

Erika J. Raskopf

10 S. Riverside Plaza - Suite 1020

4203 N. Kedvale - Unit 4N

Chicago IL 60606

Chicago, IL 60641



