

# UNOFFICIAL COPY

Doc#: 0721444010 Fee: \$34.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/02/2007 10:53 AM Pg: 1 of 6

GIT(5-18)

4381243(112)

After recording mail to:

SHELDON Rosiny

ATTY

134 N. LaSalle

Suite 2100

Chicago Ill  
60602

Mail subsequent tax bills to:

JOVANA STEPANOVIC

2905 N. Halsted

Unit 202

Chicago Ill

60657

Doc#: 0714357073 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/23/2007 10:11 AM Pg: 1 of 5

THIS AGREEMENT between 2845-2901 NORTH HALSTED <sup>unmarried</sup> LLC, an Illinois limited liability company (the "Grantor"), and JOVANA STEPANOVIC of Chicago, Illinois (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium recorded as Document No. 0712215087; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, 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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\*TO BE RE-RECORDED TO CORRECT  
ERROR IN LEGAL DESCRIPTION

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And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

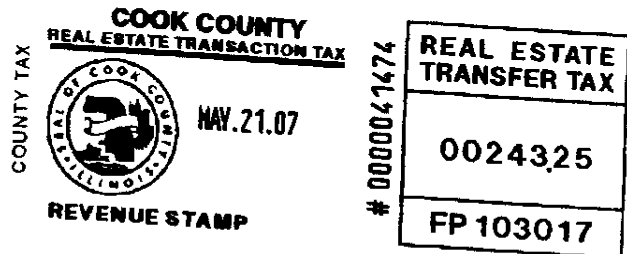
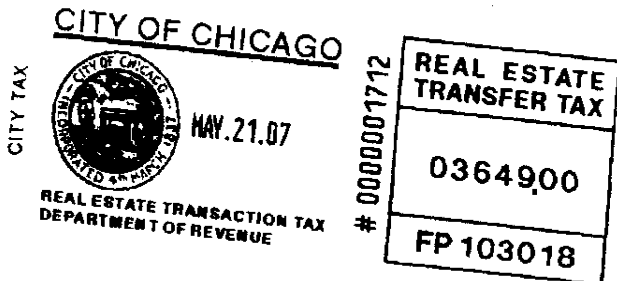
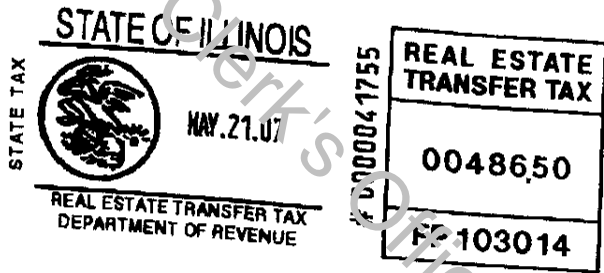
Dated this 1 day of May, 2007.

2845-2901 NORTH HALSTED LLC,  
an Illinois limited liability company

By: Steven Golovan by Madelyn  
Steven Golovan, its Manager *his attorney in fact*

This instrument was prepared  
by:

Karl L. Marschel  
Bell, Boyd & Lloyd LLC  
70 West Madison Street  
Suite 3100  
Chicago, Illinois 60602



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0714757073 Page: 3 of 5

**EXHIBIT A**

PARCEL 1: Unit 202 <sup>AND P-9</sup> together with its undivided percentage interest in the common elements in 2905 North Halsted Condominiums as delineated and defined in the Declaration recorded as Document no. 07122 15087, in the West ½ of the Northwest ¼ of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 14-28-114-008 and 14-28-114-009 (affects underlying land).

COMMON ADDRESS: 2905 North Halsted, Unit 202, Chicago, Illinois.

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**EXHIBIT B****PERMITTED EXCEPTIONS**

1. Non-delinquent general real estate taxes and special taxes or assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 0712215087 including all amendments and exhibits thereto.
4. The provisions of the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as Document No. 0712215086 including all amendments thereto.
5. The provisions of the Declaration of Restrictions, Easements, Light Court Rights and Maintenance Rights recorded as Document No. 0712215085 including all amendments thereto.
6. Applicable zoning and building laws and ordinances and other ordinances of record.
7. Encroachments, if any.
8. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.
9. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
10. Covenants, conditions, agreements, building lines and restrictions of record.
11. Easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
12. Liens, encroachments and other matters over which the Greater Illinois Title Company is willing to insure over at Grantor's expense; provided, however, that the title exceptions described in 7, 9, 10, or 11 above shall not prohibit the Grantee's use of the Unit as a single-family residence.

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STATE OF ILLINOIS     )  
                                          ) ss.  
COUNTY OF COOK     )

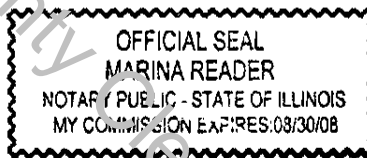
I, Marina Reader, a Notary Public in and for said County and State, do hereby certify that STEVEN GOLOVAN, Manager of 2845-2901 NORTH HALSTED LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his 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 1 day of May, 2007.

MR

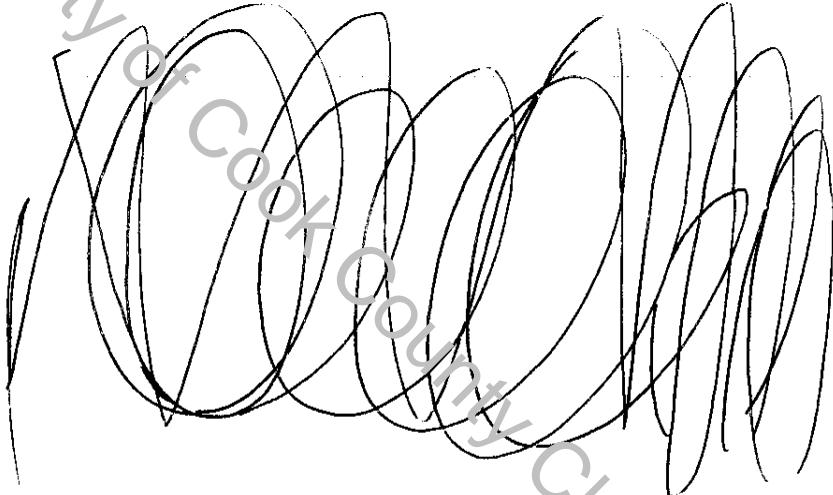
Notary Public

Commission expires 08/30/08



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Property of Cook County Clerk's Office



I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF DOCUMENT #

0714357073

JUN 21 07



RECORDER OF DEEDS, COOK COUNTY