WARRANTY DEED UNDY 720

THE GRANTOR, Ravenswood Equities, LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

Doc#: 0800733276 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/07/2008 02:58 PM Pg: 1 of 4

ROBERT C. HAGEMANN, III,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF,

(above space for recorder only)

Permanent Real Estate Index 1 Juriser (s): 14-07-413-020-0000

Address of Real Estate: 5028 North Hermitage Avenue, Unit 3, Chicago, Illinois 60640

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 Condominum, 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.

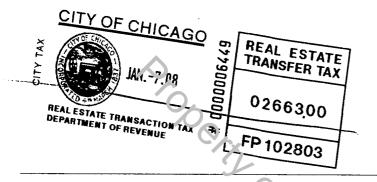
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

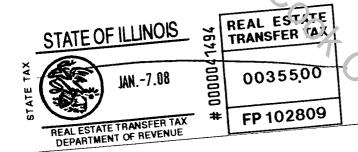
SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or ins allrients thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances, including, without limitation, applicable building lines; (4) encroachments, utility easements, (including, without limitation, easement(s) regarding electrical pole lines, conduits and their maintenance whether recorded or unrecorded), covenants, conditions, restrictions, public and private easements and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration of Condominium for Oasis of Ravenswood Condominiums, and all amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

The Sellers represent that the Tenant of the Unit has waived or has failed to exercise the right of First Refusal.

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UNOFFICIAL COPY [Oasis of Ravenswood Condominiums WARRANTY DEED PAGE 2]

Mail to: Jonathan M. Aven, Esq. 180 N. Michigan Avenue, Suite 2105 Chicago, IL 60601 Send subsequent tax bills to: Robert C. Hagemenn, III 5028 N. Hermitage Avenue, Unit 3 Chicago, IL 60640

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager/Member this day of November, 2007.

RAVENSWOOD EQU'I IES, LLC,

an Illinois Limited Liability

By: Gene Bernshtam, Manager/Memor

RAVENSWOOD EQUITIES, LLC,

maracino musica

an Illinois Limited Liability

By: Box's Berns, Manager/Member

State of Illinois)

) ss

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RAVENSWOOD EQUITIES, LLC by: Gene Bernshtam, Manager/Member and RAVENSWOOD EQUITIES, LLC by: Bor's Berns, Manager/Member, 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 purpose therein set forth.

Given undermy hand and official seal, this 30 day of November 2007.

Notary Public

OFFICIAL SEAL KRISTIN PFAD NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:01/07/11

This Instrument was prepared by Laurence M. Cohen, Esq., 1033 W. Golf Road, Hoffman Estates, IL 60169

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EXHIBIT A

UNIT NUMBER IN THE OASIS OF RAVENSWOOD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 100 FEET OF LOT 11 AND THE EAST 100 FEET OF LOT 12 IN THE SUBDIVISION OF LOTS 9 TO 13 INCLUSIVE, IN BLOCK 4, IN ANDERSONVILLE IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCIMENT NUMBER 0728815157; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF A BALCONY AS TO UNIT 5028-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.