

TICOR

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WARRANTY DEED

4004720

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

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:

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 Number (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 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.

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 impositions 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.


[SIGNATURE AND NOTARY ON FOLLOWING PAGE]

BOX 15

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CITY OF CHICAGO

CITY TAX



JAN.-7.08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006449

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 02663.00 |
| FP 102803 |

STATE OF ILLINOIS

STATE TAX



JAN.-7.08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000041494

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00355.00 |
| FP 102809 |

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN.-7.08

REVENUE STAMP

0000041343

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00177.50 |
| FP 326707 |

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[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 30th day of November, 2007.

RAVENSWOOD EQUITIES, LLC,
an Illinois Limited Liability

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an Illinois Limited Liability

Gene Bernshtam *MANAGING member*
By: Gene Bernshtam, Manager/Member

Boris Berns *MANAGING member*
By: Boris 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: Boris 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 under my hand and official seal, this 30th day of November 2007.

Kristin Pfad

Notary Public



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 DOCUMENT 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.

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