



WARRANTY DEED

Doc#: 1023226364 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2010 02:29 PM Pg: 1 of 3

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:

JAMES BADSING,

Fee simple, 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): 14-07-413-071-1017

Address of Real Estate: 1751 W. Wernemac Avenue, Unit G, 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 installments 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

Handwritten notations: S Y, P 3, S N, SC Y, INT

CITY OF CHICAGO



AUG. 18. 10

0000014491

REAL ESTATE TRANSFER TAX

0191625

FP 102803

STATE OF ILLINOIS



AUG. 18. 10

0000007666

REAL ESTATE TRANSFER TAX

0018250

FP 102809

CITY TAX

REAL ESTATE TRANSACTION TAX DEPARTMENT 1 OF REVENUE

STATE TAX

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

UNOFFICIAL COPY

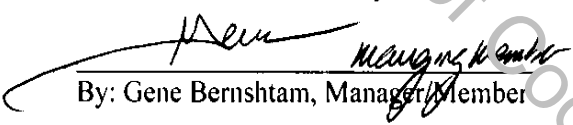
[Oasis of Ravenswood Condominiums WARRANTY DEED PAGE 2]

Mail to:
 John Murphy, Esq.
 6122 N. Neva
 Chicago, IL 60631

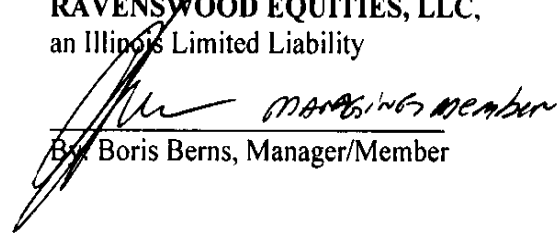
Send subsequent tax bills to:
 James Badsing
 1751 W. Winnemac Avenue, Unit G
 Chicago, IL 60640

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its
 Manager/Member this 27 day of July, 2010.

RAVENSWOOD EQUITIES, LLC,
 an Illinois Limited Liability


 By: Gene Bernshtam, Manager/Member

RAVENSWOOD EQUITIES, LLC,
 an Illinois Limited Liability

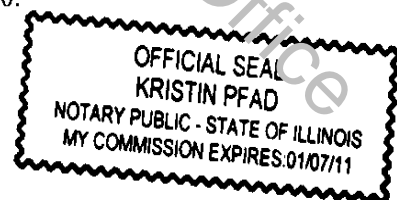

 By: Boris Berns, Manager/Member

State of Illinois)
) ss
 County of Cook)

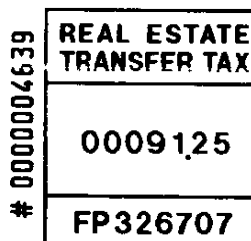
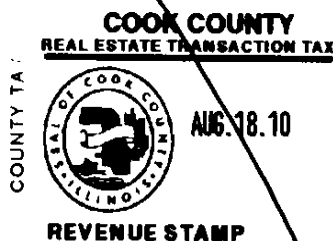
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
 HEREBY CERTIFY, that RAVENSWOOD EQUITIES, LLC by: Gene Bernshtam, Manager/Member and
 RAVENSWOOD EQUITIES, LLC by: Boris Berns, Manager/Member, personally known to me to be the
 same person whose name is subscribed to 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 27 day of July, 2010.


 Notary Public



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



UNOFFICIAL COPY

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2010 013010391 SCF

SCHEDULE A (CONTINUED)

YOUR REFERENCE: 1751 W WINNEMAC AVE UNIT G, CHICAGO

EFFECTIVE DATE: July 1, 2010

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 1751-G 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.