

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Individual)**



THE GRANTOR

RIVERSIDE DEVELOPMENT GROUP,  
LTD., AN ILLINOIS CORPORATION

a corporation created and existing under  
and by virtue of the laws of the State of  
Illinois and duly authorized to transact  
business in the State of Illinois, for and in  
consideration of the sum of TEN (\$10.00)  
DOLLARS, and other good and valuable  
considerations in hand paid, and pursuant  
to authority given by the Board of  
Directors of said corporation, CONVEYS  
and WARRANTS to:

Scott Michael Bosier and Diana Renee  
Bosier  
7408 N. Hoyne #3  
Chicago, IL 60645

as husband and wife, as TENANTS BY  
THE ENTIRETY and not as Joint  
Tenants with rights of survivorship, nor as  
Tenants in Common, the following described Real Estate situated in the County of Cook in State  
of Illinois, to wit: (See attached legal description.) hereby releasing and waiving all rights under  
and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO  
HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common, but as  
TENANTS BY THE ENTIRETY forever.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 13-13-401-002-0000

Address(es) of Real Estate: 2579 W. Montrose #G, Chicago, IL 60618

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has  
caused its name to be signed to these presents by its Chairman this 13 day of November, 2000

Riverside Development Group, Ltd.

(Name of Corporation)

By

*[Handwritten Signature]*

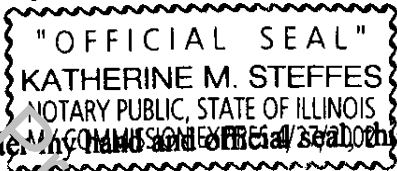
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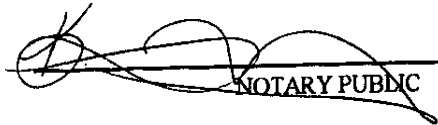
# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George J. Cyrus personally known to me to be the Chairman of the Riverside Development Group, Ltd. corporation, 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 as such Chairman he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 13 day of November 2000

Commission expires 4/27/02

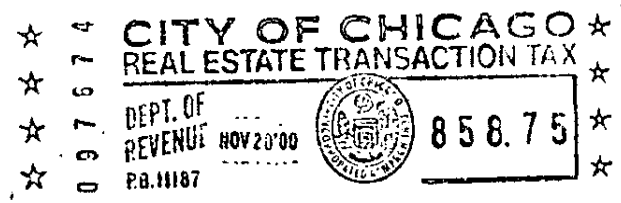
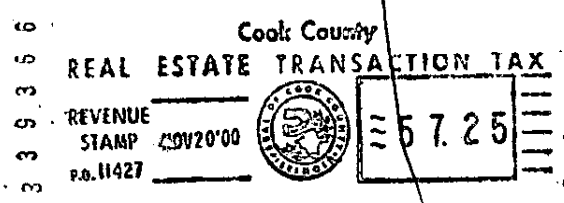
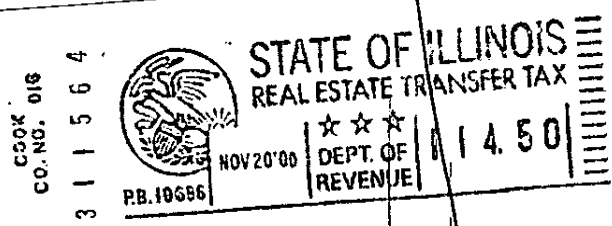
  
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NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645  
(Name and Address)

MAIL TO: Marshall Richter  
Name  
5225 Old Orchard Rd. Ste. 29  
Address  
Skokie, IL 60077  
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:  
Scott Bosier  
Name  
2579 W. Montrose #6  
Address  
Chicago IL 60618  
City, State and Zip

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



00917875

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

00917875

UNIT NUMBER 2579-G IN THE RIVERSIDE MANOR CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 24, 25, 26 AND 27 AND ALSO THAT PART OF THE WESTERLY 1/2 OF THE FORMER CHANNEL OF THE CHICAGO RIVER LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE SANITARY DISTRICT AND NORTH OF THE NORTH LINE OF THE ALLEY EXTENDED IN THE SUBDIVISION OF LOT 6 OF SUPERIOR COURT PARTITION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, 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 00769328; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 2579-G HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 ONLY TO THE FOLLOWING: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 1999 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Purchaser's mortgage or trust deed, if any; acts done or suffered by or through the Purchaser.