

# UNOFFICIAL COPY

1159/0170 10 001 Page 1 of 5  
2000-01-11 13:29:23  
Cook County Recorder 29.00

## WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL



00027471

1003  
7843437  
Abstract

THE GRANTOR, River East Land, L.L.C., A Delaware Limited Liability Company, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

CELESTE SMITH  
of 14 W. ELM, #205, CHICAGO, IL 60610

a Single Person, 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 ALONG WITH EXHIBIT A.

Permanent Real Estate Index Number: 17-10-219-023-1152

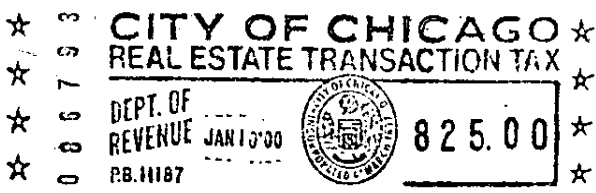
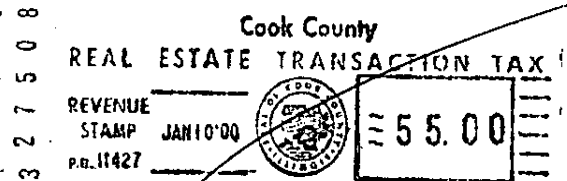
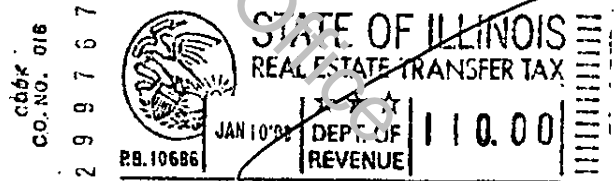
Address of Real Estate: 440 N. MCCLURG COURT, #907-S, Chicago, IL 60611

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Stacey L. Thomas, Vice-President of River East Land, L.L.C., a Delaware Corporation, this 30th day of November, 1999

River East Land, L.L.C.,  
A Delaware Limited Liability Company

by: River East, L.L.C., its Sole Member  
by: River East, Inc., its Manager

by: Stacey L. Thomas, Vice-President



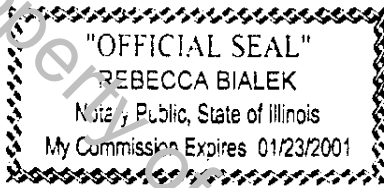
BOX 333-CTI

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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 Stacey L. Thomas personally known to me to be the Vice-President of River East Inc., 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 the Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on November 30, 1999.

IMPRESS  
NOTARIAL SEAL  
HERE



Rebecca Bialek  
Notary Public

1/23/2001  
My Commission Expires

This instrument was prepared by Stacey L. Thomas, 455 E. Illinois Street, Suite 565, Chicago, Illinois 60611.

00027471

Mail to:

Robert Quinn  
440 W. Boughton Rd  
Suite 2001  
Bolingbrook IL 60440

Send subsequent Tax Bill To:

Celeste Smith #907-S  
440 W. McClurg Court  
Chicago IL 60610

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## WARRANTY DEED EXHIBIT A

The Tenant of this unit has waived or has failed to exercise the Right of First Refusal.

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## LEGAL DESCRIPTION

### PARCEL 1:

Unit 907-S IN CITYVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544 TOGETHER WITH its UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543.

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; AND GRANTOR RESERVES TO ITSELF, its SUCCESSORS AND ASSIGNS, THE RIGHTS OF 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.

SUBJECT TO: SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND A RESERVATION by CITYFRONT PLACE CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") TO ITSELF AND its SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION; DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS AMENDED FROM TIME TO TIME (THE "DECLARATION OF EASEMENTS"); DECLARATION OF DEVELOPMENT RIGHTS AND RESTRICTIONS MADE by THE CHICAGO DOCK AND CANAL TRUST RECORDED FEBRUARY 26, 1992 AS DOCUMENT NUMBER 92121227; TERMS PROVISIONS RIGHTS, DUTIES, AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT RIGHTS AGREEMENT RECORDED DECEMBER 31, 1985 AS DOCUMENT NUMBER 85343997 AND FILED DECEMBER 31, 1985 AS DOCUMENT NUMBER LR3487130 by AND BETWEEN CHICAGO DOCK AND CANAL TRUST, AN ILLINOIS BUSINESS TRUST AND THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); MUTUAL GRANT OF EASEMENT DATED DECEMBER 18, 1986 AND RECORDED AS DOCUMENT NUMBER 87106321; TERMS AND PROVISIONS IN THE DECLARATION OF PROTECTIVE COVENANTS FOR CITYFRONT CENTER EAST, CHICAGO, ILLINOIS RECORDED AUGUST 31, 1989 AS DOCUMENT NUMBER 89410218 AND FIRST AMENDMENT RECORDED DECEMBER 20, 1989 AS DOCUMENT NUMBER 89608952; THE TERMS AND PROVISIONS OF ORDINANCE DATED NOVEMBER 26, 1986 RECORDED AS DOCUMENT 87106319; THE TERMS PROVISIONS AND CONDITIONS OF PLANNED DEVELOPMENT ORDINANCE NUMBER 368 ADOPTED NOVEMBER 6, 1985; THE TERMS OUTLINED IN CHICAGO PLAN COMMISSION APPROVAL DATED SEPTEMBER 12, 1985 UNDER THE LAKEFRONT PROTECTION ORDINANCE; CITY OF CHICAGO DEPARTMENT OF PLANNING GUIDELINES ISSUED FOR CITYFRONT CENTER DATED SEPTEMBER, 1985; THE ENCROACHMENT by WALL LIGHTS AND SIGN OVER THE WEST LINE OF THE PARCEL ONTO NORTH NEW STREET;

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ENCROACHMENT by METAL SIGN POLES, CONCRETE CURBING, BRICK WALL AND BRICK CANOPY OVER THE EAST LINE OF THE LAND by UNDISCLOSED DISTANCES; RIGHTS OF THE TENANT OTHER THAN BUYER ("EXISTING TENANT") UNDER THE EXISTING LEASE OF THE RESIDENTIAL UNIT, IF ANY ("EXISTING LEASE"); AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS AND DAMAGE

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