



0010023954

WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL

Abstract

No

CTI

121

78.89.592

THE GRANTOR, RIVERVIEW AT RIVER EAST, 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

~~XXXXXXXXXXXXXXXX~~ CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE OF TRUST ~~MICHAEL MULLER~~  
~~OF 195 HARBOUR DRIVE #1600, CHICAGO, ILLINOIS 60601~~ AGREEMENT DATED DECEMBER 19, 2000 AND KNOWN AS TRUST NUMBER 1109295  
~~XXXXXXXXXXXXXXXX~~ 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.

Permanent Real Estate Index Number(s): 17-10-221-004

Address of Real Estate: 445 E. NORTH WATER STREET Chicago, IL 60611  
Units E2403 & P-25/P-83

In Witness whereof, said Grantor has caused its name to be signed to these presents by Stacey L. Thomas, Vice President of River East Inc., Manager of River East IV, Sole Member of RIVERVIEW AT RIVER EAST, L.L.C., this 19th day of December, 2000.

City of Chicago  
Dept. of Revenue  
242759



Real Estate  
Transfer Stamp  
\$7,357.50

01/03/2001 10:40 Batch 14673 11

RIVERVIEW AT RIVER EAST, L.L.C.,  
a Delaware limited liability company

By: River East IV, L.L.C.,  
a Delaware limited liability company

Its: Sole Member

By: River East, Inc.,  
a Delaware corporation

Its: Manager

By:   
Stacey L. Thomas, Vice President

BOX 333-CTI

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in *praesenti* or *futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument. (a) that such delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

STATE TAX  JAN.-8.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	0000001430	REAL ESTATE TRANSFER TAX
		0098100
		FP 102808

COUNTY TAX  JAN.-8.01 REVENUE STAMP	0000001431	REAL ESTATE TRANSFER TAX
		0049050
		FP 102802

# UNOFFICIAL COPY

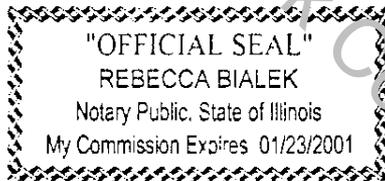
10023954

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 Stacey L. Thomas personally known to me to be the Vice-President of River East Inc., manager of River East IV, L.L.C., sole member of RIVERVIEW AT RIVER EAST, L.L.C., a Delaware limited liability company 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 corporation 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 December 19, 2000.

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.

Mail to: Wm. WOLOSZYN  
161 N. CLARK ST  
STE 2600  
CHICAGO, IL 60601

Send subsequent Tax Bill To:  
MICHAEL MULLER  
441 E NORTH WATER ST.  
CHGO, IL 60611

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

E2403 & P-25/P-83 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
CERTAIN PARTS OF BLOCK 14, (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NO. 8763094,) IN CITYFRONT CENTER, BEING A 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 00595371, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL 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, RESTRICTITONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00595370.

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.

10023954  
County Clerk's Office