

UNOFFICIAL COPY

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8556/0013 10 001 Page 1 of 3
2001-01-17 08:54:12
Cook County Recorder 25.00

C.T.A.S. WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



0010039698

18891925 2006426700
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:

Ian Sturt and Gwendolyn A. Jones, both single people
2149 N. Mulligan
Chicago, IL 60639

not in Tenancy in Common, but in JOINT TENANCY, 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 not in tenancy in common, but in joint tenancy forever.

SEE ATTACHED LEGAL DESCRIPTION

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

Address(es) of Real Estate: 2581 W. Montrose #3, 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 14 day of December, 2000.

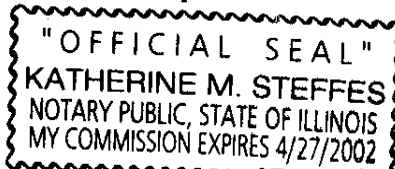
Riverside Development Group, Inc.

(Name of Corporation)

By *[Signature]* Chairman

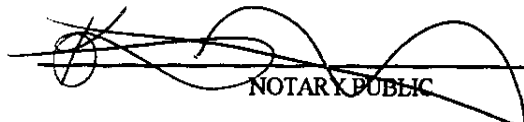
BOX 333-CTI

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 14 day of December 2000

Commission expires 1/27/02


NOTARY PUBLIC

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

Larry A. Sultan 350
Name


SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: 4654 W. Oakton
Address
Skokie, IL 60076
City, State and Zip


STURT-JONES
Name
2581 W. MONTROSE #3
Address

OR RECORDER'S OFFICE BOX NO. _____


CHICAGO, 60625
City, State and Zip

STATE OF ILLINOIS
STATE TAX

JAN. 12. 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 000001812	REAL ESTATE TRANSFER TAX
	00157.00
	FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

JAN. 12. 01
REVENUE STAMP

# 000001813	REAL ESTATE TRANSFER TAX
	00078.50
	FP 102802

CITY OF CHICAGO
CITY TAX

JAN. 12. 01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000000966	REAL ESTATE TRANSFER TAX
	01177.50
	FP 102805

UNIT NUMBER 2581-3 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 2581-3 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.