

This instrument drafted by:  
Alan O. Amos  
Alan O. Amos & Associates, P.C.  
Suite 2100  
3 First National Plaza  
Chicago, IL 60602



Abstract  
CTE No  
1341  
LMD / F2W  
78.89.025

**WARRANTY DEED**

This indenture, made September 22, 2000 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Tracy S. Ruvolo

("Grantee") whose address is: 2351 W. River Loft Court Unit 29 (Private), Chicago, IL 60618,

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

**PARCEL 1: UNIT 29 IN THE RIVER WALK TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE : CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH , RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE DRIVEWAY FOR THE BENEFIT OF UNIT 29, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.**


**Parcel 3: 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 EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099, AND AS AMENDED.**

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium for the benefit of the remaining property described therein.


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# UNOFFICIAL COPY


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**STATE OF ILLINOIS**  
STATE TAX  
  
HAR.31.01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005695  
**REAL ESTATE TRANSFER TAX**  
00177.00  
FP 102808

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
  
HAR.31.01  
REVENUE STAMP

# 0000005702  
**REAL ESTATE TRANSFER TAX**  
00087.00  
FP 102802

**CITY OF CHICAGO**  
CITY TAX  
  
HAR.31.01  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002871  
**REAL ESTATE TRANSFER TAX**  
01305.00  
FP 102805

0010262686

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2351 W. River Loft Court (Private), Unit 29, Chicago, Illinois. Permanent Index Numbers: 14-30-116-010.

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

No tenant of the Unit had a right of first refusal to purchase the Unit.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

2929 N. Western Ave., L.L.C.  
an Illinois limited liability  
company

By: Rezmar Corporation, an Illinois  
corporation, its manager

By: Robert S. Williams  
Its Chief Financial Officer

State of Illinois )  
                          ) ss  
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Steven L. Mandell, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, a manager, for the uses and purposes therein set forth;



Given under my hand and Notarial Seal, September 22<sup>nd</sup>, 2000.

Sonia Soto  
Notary Public

Upon recordation, return to:

RONALD B. KAPLAN  
134 N. LA SALLE SUITE 1108  
CHICAGO, IL. 60602