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0020426071

2115.0448 05 001 Page 1 of 3

2002-04-12 13:12:55

Cook County Recorder 25.00

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:

Patricia M. Walsh
3243 N. Lakewood
Chicago, IL 60657

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:
SEE ATTACHED LEGAL DESCRIPTION

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

Address(es) of Real Estate: 2583 W. Montrose #1, 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 28 day of March, 2001.

Riverside Development Group, Ltd.

(Name of Corporation)

By George P. Ryan, Chairman

CITY OF CHICAGO



APR. -8.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000013193

REAL ESTATE TRANSFER TAX
0201750
FP 102805

BOX 333-CTD

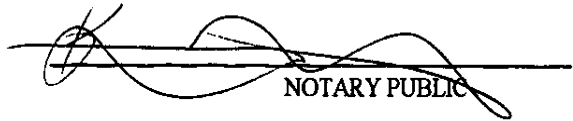
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George J. Cyrus personally known to me to be the Chairman of Riverside Development Group, Ltd. corporation, 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 his free and voluntary act, 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, this 28 day of March, 2001

Commission expires 4/27/02


NOTARY PUBLIC

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

Stephen E. Vargo
Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: 77 W. Washington, Ste. 1620
Address

Patricia Walsh
Name

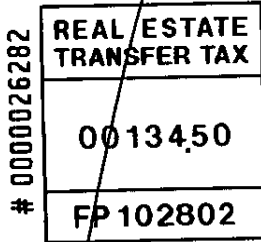
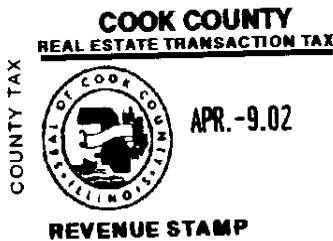
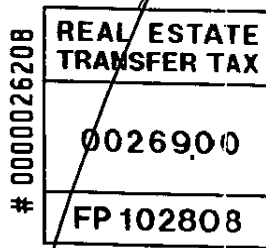
Chicago, IL 60602
City, State and Zip

2583 West Dempster
Address

OR RECORDER'S OFFICE BOX NO. _____

Unit 1
Chicago IL 60618
City, State and Zip

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PARCEL 1:

UNIT NUMBER 2583-1 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.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AFORESAID AS DOCUMENT 00769328.

THE TENANT OF UNIT 2583-1 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~~²⁰⁰⁰ 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.

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