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2002-05-31 15:32:31

Cook County Recorder

27.00



0020613745

SPECIAL WARRANTY DEED (ILLINOIS)

This Document Prepared By:

Invsco Group, Ltd.
1030 North Clark Street, #420
Chicago, Illinois 60610

AFTER RECORDING, MAIL TO:

MARTIN AXELROD

20 - G W. 15th ST

CHICAGO, IL 60605

7922549 Munden CTC 101# 20 abs

SPECIAL WARRANTY DEED

GRANTOR, **River City Residences, LLC**, an Illinois limited liability company, 1030 North Clark Street, Ste 420, City of Chicago, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid to Grantor by GRANTEE, **Martin Axelrod and Joe Ferrick** having an address of **20 West 15th St., Chicago, IL 60605** and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, by these presents does GRANT, SELL and CONVEY, unto GRANTEE, its successors and assigns forever, that certain tract of real property located in Cook County, Illinois, as more particularly described on Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging to appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "Property").

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TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit A attached hereto.


BOX 333-CTI


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Property of Cook County Clerk's Office

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STATE TAX  MAY 30 02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000029532	REAL ESTATE TRANSFER TAX
		0015950
		FP 102808

COUNTY TAX  MAY 30 02 COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000025526	REAL ESTATE TRANSFER TAX
		0007975
		FP 102302

CITY TAX  MAY 30 02 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000014794	REAL ESTATE TRANSFER TAX
		0119625
		FP 102805

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EXHIBIT A

PARCEL 1: UNIT 0851 IN THE RIVER CITY PRIVATE RESIDENCES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 85 AND 86 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010692223, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF **S851**, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010692223.

PARCEL 3: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS AFORESAID AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, 800 SOUTH WELLS STREET, CHICAGO, ILLINOIS, DATED MARCH 14, 2001 AND RECORDED MARCH 28, AS DOCUMENT NUMBER 0010245091.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHT AND EASEMENT 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.

(A) THE TENANT, IF ANY, OF THE UNIT(S) **0851** and **S851** AFORESAID HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

PIN NO.; 17-16-401-004-0000 AND 17-16-401-005-0000

COMMON ADDRESS: 800 S. WELLS, CHICAGO, IL 60607

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Subject to: General real estate taxes not yet due and payable; easements, covenants, restrictions and building lines of record; encroachments, if any which do not affect the use of the Unit(s) as a residence or parking space, as applicable; applicable City of Chicago zoning, condominium and building laws or ordinances; acts done or suffered by Purchaser; Condominium Property Act of Illinois; Declaration of Condominium and all amendments thereto; Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements and all amendments thereto; liens and other matters over which the title insurer provided for herein commits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elements; utility easements, if any, whether recorded or unrecorded; and installments due after Closing for assessments levied pursuant to the Declaration. TO HAVE AND TO HOLD said Premises forever.

IN WITNESS WHEREOF, the Grantor has executed and delivered this SPECIAL WARRANTY DEED

DATED this 19th day of APRIL, 2002.

River City Residences, LLC,
an Illinois limited liability company

BY: River City Consultants, Inc.,
an Illinois corporation, its Manager

BY: Nicholas V. Gouletas
NAME: Nicholas V. Gouletas

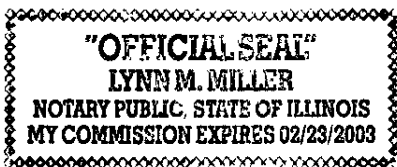
ITS: Vice President

State of Illinois
County of Cook

20613745

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of River City Consultants, Inc., being a member of River City Residences, LLC, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19th day of APRIL, 2002.



Lynn M. Miller
Notary Public

After recording, please mail to:

Martin Axelrod
20-G W 15th ST
CHICAGO, IL 60605

Please send subsequent tax bills to:

Martin Axelrod
20-G W 15th ST
CHICAGO, IL 60605