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2002-08-14 10:26:07

Cook County Recorder

25.00



0020889160

SPECIAL WARRANTY DEED (ILLINOIS)

This Document Prepared By:

Box 333

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

AFTER RECORDING, MAIL TO:

Guy G. Gardner
9830 S. Vanderpoel
Chicago, IL 60643

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG.-9.02

REVENUE STAMP

0006034577

REAL ESTATE TRANSFER TAX
0004875
FP 102802

SPECIAL WARRANTY DEED

GRANTOR, River City Marina, L.L.C., an Illinois limited liability company, 1212 North LaSalle Boulevard, Ste 100, 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, Guy G. Gardner having an address of 9830 S. Vanderpoel, Chicago, IL 60643 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").

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.

STATE OF ILLINOIS

STATE TAX



AUG.-9.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034466

REAL ESTATE TRANSFER TAX
0009750
FP 102808

CITY OF CHICAGO

CITY TAX



AUG.-9.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017249

REAL ESTATE TRANSFER TAX
0073125
FP 102805

3/5

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EXHIBIT A

PARCEL 1: UNIT M2 IN THE RIVER CITY MARINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 85 AND 86, TAKEN AS A TRACT, 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 OF THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020244624 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, USE, ENJOYMENT, AND SUPPORT FOR THE BENEFIT OF PARCEL 1AS SET FORTH IN AND CREATED BY THE AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY RECORDED AS DOCUMENT NUMBER 0010245091, AS AMENDED FROM TIME TO TIME.

"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, IT 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

THE TENANT, IF ANY, OF THE UNIT, HAD NO RIGHT OF FIRST REFUSAL.

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 marina slip; 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; Amended and Restated Grant and Reservation of Easements and all amendments thereto; liens and other matters over which the Title Commitment 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; installments due after Closing for assessments levied pursuant to the Declaration; and Easement for Harbor and River Purposes and Navigation recorded April 30, 1873 in the Land Records of Cook County, Illinois, as Document Number 99015. TO HAVE AND TO HOLD said Premises forever.

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

DATED this 28TH day of JUNE, 2002.

River City Marina, L.L.C.,
an Illinois limited liability company

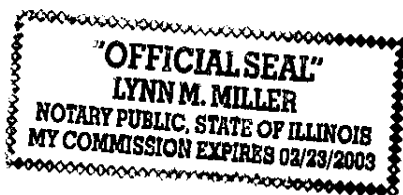
BY: River City Consultants, Inc.,
an Illinois corporation, its Manager

BY: [Signature]
NAME: Nicholas V. Gouletas
ITS: Vice President

State of Illinois
County of Cook

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 28TH day of JUNE, 2002.



[Signature]
Notary Public

After recording, please mail to:

Guy G. GARDNER
9830 S. VANDERPOEL
Chicago, IL 60643

Please send subsequent tax bills to:

20889160