

UNOFFICIAL COPY 0020813569

9614/0055 45 001 Page 1 of 3
2002-07-25 09:49:23
Cook County Recorder 25.00

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



0020813569

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THE GRANTOR, CENTER AT RIVER EAST, L.L.C., a Delaware limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, **CONVEY(S) AND WARRANT(S)** to

Viresh Bhatia and ~~Maricha M. Bhatia~~ of 804 Winfal Drive, Schaumburg, IL 60173,

~~not in Tenancy in Common, but in~~ **JOINT TENANCY**, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO:


Permanent Real Estate Index Number(s): 17-10-218-001; 17-10-218-002; 17-10-218-003
Address of Real Estate: 512 North McClurg Court, Unit 5404, Chicago, IL 60611

In Witness whereof, said Grantor has caused its name to be signed to these presents by Stacey L. Thomas, Vice President of River East Inc., Manager of River East, Sole Member of CENTER AT RIVER EAST, L.L.C., this 27th day of March, 2002.

CENTER AT RIVER EAST, L.L.C.,
a Delaware limited liability company

By: River East, L.L.C.,
a Delaware limited liability company


Its: Sole Member


STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	JUL. 19.02
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000032930
	0045400
	FP 102808

By: River East, Inc.,
a Delaware corporation

Its: Manager

By: Stacey L. Thomas
Stacey L. Thomas, Vice President

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
	JUL. 19.02
REVENUE STAMP	# 0000033036
	0022700
	FP 102802

CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
	JUL. 19.02
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000016397
	0340500
	FP 102805

BOX 333-CTI

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State of Illinois)
) SS
County of COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stacey L. Thomas personally known to me to be the Vice-President of River East Inc., manager of River East, L.L.C., sole member of CENTER AT RIVER EAST, L.L.C., a Delaware limited liability company 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 the Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as her free and voluntary act, and 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, on 3/21, 2002.

IMPRESS
NOTARIAL SEAL
HERE

Lyn Walsh
Notary Public

My Commission Expires 9/19, 2004

◆◆◆◆◆
"OFFICIAL SEAL"
LYN WALSH
Notary Public, State of Illinois
My Commission Expires 09/19/04
◆◆◆◆◆

This instrument was prepared by Sara L. Martens, 455 E. Illinois Street, Suite 565, Chicago, Illinois 60611.

Mail to:
Mr. David Pinsel
Attorney at Law
3701 Algonquin Road, Suite 750
Rolling Meadows, IL 60008

Send subsequent tax bill to:
Viresh Bhatia and Munisha M.Bhatia
512 North McClurg Court, Unit 5404
Chicago, IL 60611

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LEGAL DESCRIPTION EXHIBIT A

PARCEL 1: UNIT 5404, IN THE RESIDENCES AT RIVER EAST CENTER, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 2 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011072757, TOGETHER WITH ITS UNDIVIDED PRECENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0011072756.

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.

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