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2002-11-13 09:47:15  
Cook County Recorder 32 56

WARRANTY DEED  
STATUTORY (ILLINOIS)  
LIMITED PARTNERSHIP  
TO INDIVIDUAL



01022005  
2004 A

GRANTOR, The Residences at River Bend Limited Partnership, an Illinois limited partnership, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

TIMOTHY W. NICHOLL and KELLY H. NICHOLL ("Grantee")  
of 3109 SANDPIPER DRIVE, INDIANAPOLIS, IN 46268

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 LEGAL DESCRIPTION SET FORTH IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF).

SUBJECT TO the matters set forth in Exhibit A attached hereto.

Permanent Real Estate Index Number(s): 17-09-306-025-0000

Address of Real Estate: 333 N. CANAL STREET, UNITS 3203, P-74, S-119  
Chicago, IL 60606

IN WITNESS WHEREOF, said Grantor has executed this deed this 15th day of October, 2002.

The Residences at River Bend Limited Partnership,  
an Illinois limited partnership

By: Riverbend L.L.C.,  
an Illinois limited liability company

By: Ethel Spyros  
Ethel Spyros, Vice President

Attest: Kathleen M. LaMantia  
Kathleen M. LaMantia, Assistant Secretary

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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 Ethel Spyratos, personally known to me to be the Vice President, and Kathleen M. LaMantia, personally known to me to be the Assistant Secretary, of Riverbend L.L.C., and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the President and Assistant Secretary, respectively, they signed and delivered the said instrument pursuant to authority given by the Board of Managers of Riverbend L.L.C., as their free and voluntary act, and as the free and voluntary act and deed of said company, as the general partner of The Residences at River Bend Limited Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, on October 15, 2002.

IMPRESS  
NOTARIAL SEAL  
HERE



Margaret A. Dudek  
Notary Public

9-30-03  
My Commission Expires

This instrument was prepared by Bejco Development Corp., 980 N. Michigan Avenue, Suite 1280, Chicago, Illinois 60611.



Mail to: Timothy Nicholl  
333 N. CANAL ST #3203  
CHICAGO, IL  
60606

Send subsequent Tax Bill To:  
SAME  
Timothy Nicholl  
333 N Canal St. # 3203  
Chicago, IL 60606

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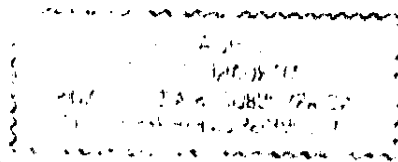


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNITS 3203, P-74, S-119, IN THE RESIDENCES AT RIVERBEND CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 1, 2, 3 AND 4 IN BLOCK "K" IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS "EXHIBIT B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017903, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED, AS CREATED BY DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 1, 1981 AND RECORDED JUNE 5, 1981 AS DOCUMENT 25895261 AND AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017902. FOR PARTICULARS AS TO LOCATION REFER TO EASEMENT PREMISES NUMBERS 1, 2, 3 AND 4 AS DESCRIBED IN THE AMENDMENT THEREIN.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED AS CREATED BY DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS, AND RESTRICTIONS DATED MARCH 27, 1989 AND RECORDED MARCH 28, 1989 AS DOCUMENT 89134782 MADE BY AND BETWEEN CHICAGO UNION STATION COMPANY, AN ILLINOIS CORPORATION AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065 AND THE DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS DATED MARCH 27, 1989 AND RECORDED MARCH 28, 1989 AS DOCUMENT 89134783 MADE BY CONSOLIDATED RAIL CORPORATION, A PENNSYLVANIA CORPORATION TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065 FOR (A) USE, MAINTAIN, REPAIR, REPLACE OR RENEW ADEQUATE COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, FOUNDATIONS AND OTHER SUPPORTS; (B) FOR THE PURPOSE OF INSPECTING THE PROJECTS' SUPPORTING COLUMNS, FOOTINGS AND FOUNDATIONS, ELEVATORS, PIPING, ELECTRICAL LINES AND ANY OTHER SERVICES AS WELL AS THE UNDERSIDE OF THE AIR EXHAUST SYSTEM, AND TO BRING SUCH MATERIALS AND PERFORM SUCH LABOR AS MAY BE NECESSARY OR CONVENIENT TO SAFELY, ADEQUATELY AND PROPERLY MAINTAIN, REPAIR AND STRENGTHEN SUCH STRUCTURES, SERVICES AND SYSTEMS; AND (C) CONSTRUCT STAIRWAYS AND PASSAGEWAYS IF NECESSARY OR USEFUL TO MAINTAIN SAID STRUCTURES OR SERVICES IN THE EXPECTED SPACE, AS DEFINED AND DESCRIBED THEREIN. (THE SUBSURFACE LAND BELOW THE AIR RIGHTS PORTION OF THE PROPERTY).

PARCEL 4:

RECIPROCAL CROSS EASEMENT AS CONTAINED IN SECTION 30 OF THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017903 FOR THE USE OF AUTOMOBILE SPACES AND ACCESS THERETO OVER THOSE PORTIONS OF THE

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PARKING UNITS AND THE COMMON ELEMENTS AS DESCRIBED THEREIN.

PARCEL 5:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN SECTION 29 OF THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017903 FOR INGRESS, EGRESS AND OTHER USES AS MORE FULLY DESCRIBED THEREIN OVER AND ACROSS THE NONSUBMITTED PORTION AS DESCRIBED THEREIN.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE EASEMENT AGREEMENT RECORDED MAY 18, 2000 AS DOCUMENT NUMBER 00358933 FOR INGRESS AND EGRESS FOR THE CONSTRUCTION, INSTALLATION OPERATION, USE AND PROTECTION OF CASSONS AS MORE FULLY DESCRIBED THEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD; TERMS, PROVISIONS, OPTIONS, RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM OF THE RESIDENCES AT RIVERBEND CONDOMINIUM; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS (THE "ACT"); RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE CITY OF CHICAGO, THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE NORTH BRANCH OF THE CHICAGO RIVER, AND THE RIGHTS OF THE OWNERS OF LAND BORDERING THE RIVER WITH RESPECT TO THE WATER OF THE CHICAGO RIVER; RECIPROCAL CROSS EASEMENTS FOR PARKING, INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OVER AND ACROSS PARKING UNITS, PARKING SPACES AND COMMON ELEMENT AREAS; TERMS, PROVISIONS AND CONDITIONS IN THE DECLARATION OF ZONING RESTRICTIONS MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1979 AND KNOWN AS TRUST 100819, DATED SEPTEMBER 26, 1979 AND RECORDED OCTOBER 18, 1979 AS DOCUMENT NUMBER 25198721 AND AMENDMENT THERETO RECORDED JUNE 5, 1981 AS DOCUMENT NUMBER 25895252; TERMS, PROVISIONS AND CONDITIONS IN THE DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 1, 1981 AND RECORDED JUNE 5, 1981 AS DOCUMENT NUMBER 25895261 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1979 AND KNOWN AS TRUST NUMBER 100819 AND FULTON HOUSE ASSOCIATES, LTD., AS AMENDED; THE TERMS, PROVISIONS AND CONDITIONS OF RESIDENTIAL BUSINESS DEVELOPMENT NUMBER 445; EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, INSPECTION AND IMPROVEMENT OF RAILROAD FACILITIES, AND FOR THE OPERATION OF RAILROAD EQUIPMENT UNDER AGREEMENT RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408720 AS AMENDED BY ASSIGNMENT RECORDED FEBRUARY 8, 1990 AS DOCUMENT NUMBER 25355664; UNRECORDED EASEMENT MADE BY CONSOLIDATED RAIL CORPORATION AND RICHARD B. OGILVIE, AS TRUSTEE, TO CONSTRUCT, ESTABLISH AND MAINTAIN A ROADWAY, AS DISCLOSED BY ASSIGNMENT OF NON-EXCLUSIVE EASEMENT RECORDED APRIL 10, 1986 AS DOCUMENT NUMBER 86138458 AND THE COVENANTS, CONDITIONS AND AGREEMENT THEREIN CONTAINED, AND ASSIGNED TO CHICAGO TITLE & TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 16, 1985 AND KNOWN AS TRUST NUMBER 1086781 BY ASSIGNMENT OF NON-EXCLUSIVE EASEMENT DATED APRIL 8, 1986 AND RECORDED ON APRIL 10, 1986 AS DOCUMENT NUMBER 86138458; COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION RECORDED AUGUST 10, 1998 AS DOCUMENT NUMBER 98698770; COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED IN TRUSTEE'S DEED RECORDED AUGUST 10, 1998 AS DOCUMENT NUMBER 98698771; RESERVATIONS CONTAINED IN THE DEEDS RECORDED MARCH 28, 1989 AS DOCUMENT NUMBER 89134782 AND 89134783, AS AMENDED BY INSURANCE PROVISION MODIFICATIONS TO DEED AND TRUST RECORDED JUNE 15, 1999 AS DOCUMENT NUMBER 99573329; TERMS AND CONDITIONS OF A PERMIT ISSUED BY THE U.S. ARMY CORP OF ENGINEERS FOR THE PROPOSED

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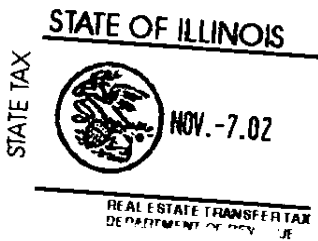


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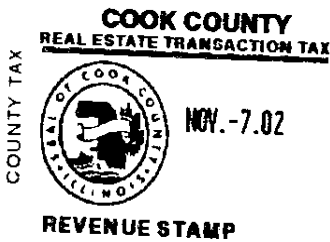
CONSTRUCTION OF A SEA WALL AND A RIVER WALK, DATED OCTOBER 21, 1999 AND RECORDED NOVEMBER 16, 1999 AS DOCUMENT NUMBER 09073110; COVENANT RECORDED JULY 19, 2000 AS DOCUMENT NUMBER 00541394 FOR THE MAINTENANCE AND REPAIR OF THE COMMON SEWER AND WATER LINES FROM THE POINT OF CONNECTIONS TO THE SEWER AND WATER MAINS; EASEMENT AGREEMENT RECORDED MAY 13, 2000 AS DOCUMENT NUMBER 00358933; ENCROACHMENT OF BITUMINOUS PAVEMENT LOCATED ON THE PARCEL NORTH AND ADJOINING ONTO THE PARCEL BY AN UNDISCLOSED DISTANCE; ENCROACHMENT OF METAL GUARD RAIL AND CONCRETE MEDIAN ALONG THE EAST AND WEST LINES OF THE PARCEL BY AN UNDISCLOSED DISTANCE; AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.



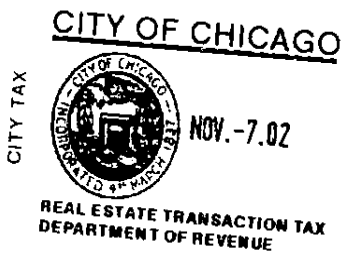
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