



0021434625

This instrument drafted by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602

8040854


WARRANTY DEED


This indenture, made November 26, 2002 between Western Phase II, L.L.C., an Illinois limited liability company ("Grantor") and Richard B. Roche and Cindy L. Blikre husband and wife not as tenants in common and not as joint tenants but as tenants by the entirety ("Grantee") whose address is: 2852 N. River Walk Drive, Unit 78, Chicago, IL 60618,


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Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

CTIC-LLC

STATE TAX  DEC. -8.02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000047803	REAL ESTATE TRANSFER TAX
		0062200
		FP 102808

COUNTY TAX  DEC. -8.02 COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 000047831	REAL ESTATE TRANSFER TAX
		0031100
		FP 102802

CITY TAX  DEC. 18.02 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000000000	REAL ESTATE TRANSFER TAX
		0466500
		FP 120805

BOX 333-CTF

BS

AD

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium 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 of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2852 N. River Walk Drive ,Unit 78, Chicago, Illinois.
Permanent Index Numbers: 14-30-116-014 ~~until~~ ^{through} 018 and 14-30-~~116~~¹¹⁶-025-0000

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit on behalf of the Grantee forever.

No tenant of the Unit had the right of first refusal to purchase the Unit.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

Western Phase II, L.L.C.
an Illinois limited liability company

By: Rezmar Corporation, an Illinois corporation, its manager

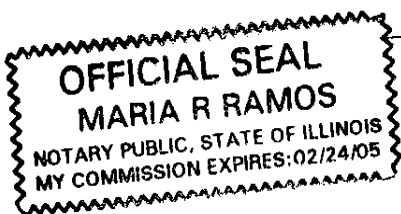
By: [Signature]
Its Assistant Secretary

State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, November 26, 2002.

Maria R. Ramos



UNOFFICIAL COPY 21434625

Notary Public

Upon recordation, return to:

YVONNE DESKINCE
3540 W. 95th ST.
MORGAN PARK, IL
60805

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STREET ADDRESS: 2852 W. RIVER WALK DR.

UNIT 78

21434625

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-30-116-014-0000 through 14-30-116-018-0000

and 14-30-116-025-0000

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOTS 5, 6, AND 7, AND THAT PART OF THE SOUTH 84.00 FEET OF LOT 46, ALL IN BLOCK 9 IN "CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO" IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1012323, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH 84.00 FEET OF SAID LOT 46; THENCE S 89°54'25" W, ALONG THE NORTH LINE OF SAID SOUTH 84.00 FEET OF SAID LOT 46, A DISTANCE OF 60.23 FEET; THENCE S 61°56'47" E, 67.03 FEET; THENCE S 28°03'13" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.75 FEET; THENCE S 61°56'47" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 17.86 FEET; THENCE S 28°03'13" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.97 FEET; THENCE S 61°56'47" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE S 28°03'13" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.97 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE S 61°56'47" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE S 28°03'13" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 52.13 FEET; THENCE N 61°56'47" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE N 28°03'13" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 52.13 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER WALK TOWNHOMES PHASE II HOMEOWNERS' ASSOCIATION RECORDED August 23 2002 AS DOCUMENT NUMBER 0020929677 AND BY DECLARATION OF EASEMENTS AND COVENANTS FOR THE RIVER WALK LOFTS CONDOMINIUM, THE RIVER WALK TOWNHOMES CONDOMINIUM AND THE TAMARACK AT RIVER WALK TOWNHOMES RECORDED MARCH 9, 2000 AS DOCUMENT 00170099.