

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED ILLINOIS STATUTORY



0335847107

Doc#: 0335847107  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/24/2003 08:34 AM Pg: 1 of 3

431 3348 11

Property of Cook County Clerk's Office

THE GRANTOR(S) Riverwoods Condo, LLC an Illinois Limited Liability Company, by Theodore C. Mazola, Member of the City of Melrose Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) ~~AND WARRANTS~~ to (GRANTEE'S ADDRESS) 1700 Riverwoods Drive, Unit <sup>814</sup> Melrose Park, Illinois 60160 Donald V. Koszut and Karen Koszut, husband and wife, not as tenants in common but as\* Joint tenants with right of survivorship of the County of Cook, all interest in 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**

THIS IS NOT HOMESTEAD PROPERTY.

### SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-02-201-009-0000 <sup>814</sup> **G-103**

Address(es) of Real Estate: 1700 Riverwoods Drive, Unit <sup>814</sup> Melrose Park, Illinois 60160

Dated this 17<sup>th</sup> day of Dec. 2003

Riverwoods Condo, LLC an Illinois Limited Liability Company, by Theodore C. Mazola, Member

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

DEC. 19. 03

REVENUE STAMP

# 0000014521

REAL ESTATE TRANSFER TAX
0013250
FP 103017

**STATE OF ILLINOIS**

STATE TAX

DEC. 18. 03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000014804

REAL ESTATE TRANSFER TAX
00265.00
FP 103014

W

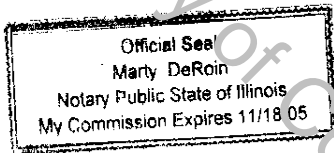
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Riverwoods Condo, LLC an Illinois Limited Liability Company, by Theodore C. Mazola, Member

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17<sup>th</sup> day of Dec., 2003



M. DeRoin (Notary Public)

**Prepared By:** Marty DeRoin  
122 S. Michigan Ave., Suite 1800  
Chicago, Illinois 60603-

**Mail To:**

~~1700 Riverwoods Drive, Unit 814  
Melrose Park, Illinois 60160~~

Kenneth Krebs  
11800 S. 75<sup>th</sup> Avenue Ste 100  
PALMS HEIGHTS, IL 60463

**Name & Address of Taxpayer:**

1700 Riverwoods Drive, Unit 814  
Melrose Park, Illinois 60160

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## LEGAL DESCRIPTION RIDER

UNITS 814 and G-103 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RESIDENCES OF RIVERWOODS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030265622, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

There were no tenants as this is new construction.

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.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing; special taxes or assessments for improvements not yet completed; easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; the Condominium Act of the State of Illinois; the Plat; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; purchaser's mortgage, if any; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by or judgments against purchaser, or anyone claiming under purchaser; liens and other matters of title over which the title company is willing to insure without cost to purchaser; leases and licenses affecting the common elements; and encroachments, if any.