

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY JOINT TENANTS



Doc#: 0403447020  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/03/2004 07:46 AM Pg: 1 of 3

GIT

4313344 (2/3)

THE GRANTOR(S) Ronald Rydin, Jr., single 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 to them in hand paid, CONVEY(S) and WARRANT(S) to Ciara M. Cunningham and Bernadine J. Duran  
GRANTEE'S ADDRESS: 1700 N. Riverwoods Drive, Unit 805, Melrose Park, Illinois 60160

of the county of Cook, not as tenants in common, but as joint tenants, 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**

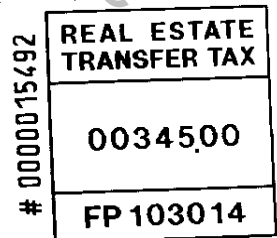
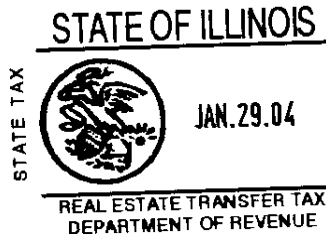
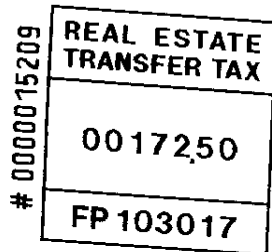
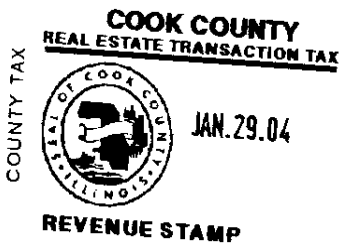
THIS IS NOT HOMESTEAD PROPERTY.

**SUBJECT TO:** covenants, conditions and restrictions of record; general real estate taxes for 2004 and subsequent years; condominium assessments due after the date of closing; Condominium Act of the State of Illinois; purchasers' mortgage  
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 15-02-201-009-0006 (underlying)  
Address(es) of Real Estate: 1700 N. Riverwoods Drive, Unit 805, Melrose Park, Illinois 60160

DATED this 27<sup>th</sup> day of Jan., 2004.

X *Ronald Rydin Jr.*  
Ronald Rydin, Jr.



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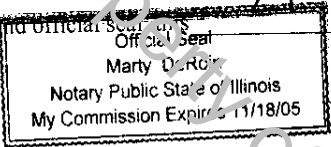
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald Rydin, Jr., single

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 he signed, sealed and delivered the said instrument as his 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 27<sup>th</sup> day of Jan., 2004



Marty DeRoin (Notary Public)

**Prepared By:** Marty DeRoin  
122 South Michigan Avenue, Suite 1800  
Chicago, Illinois 60603-

**Mail To:**

~~Clara M. Cunningham~~  
1700 N. Riverwoods Drive, Unit 805  
Melrose Park, Illinois 60160

Law Office of Harold T. Rohlfing  
1010 Lake Street, Suite 612  
Oak Park, IL 60301

**Name & Address of Taxpayer:**

Clara M. Cunningham  
1700 N. Riverwoods Drive, Unit 805  
Melrose Park, Illinois 60160

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit A

## LEGAL DESCRIPTION RIDER

UNITS 805 and G-18 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 NORTH 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.