

MTC 205599 / 1013K
WARRANTY DEED

UNOFFICIAL COPY
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Doc#: 0417641171
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/24/2004 12:08 PM Pg: 1 of 3

THE GRANTOR, RIVER VILLAGE TOWNHOMES SOUTH, LLC, a Delaware Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO:

David Melone, Dominic Melone, Emile Melone, 701 Thames Drive, Schaumburg, IL 60193

("Grantee")

_____, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

(above space for recorder only)

Address: 943 N. Kingsbury, Unit 943, GU-67, S- 74, Chicago, Illinois

P.I.N.: 17-04-322-005/012/013/019

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) all public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the premises as a residential condominium; (6) the Declaration of Condominium for the River Village Townhomes South Condominiums and other project documents and the right of the Owner (as defined in such Declaration) to add the additional property as more fully set forth in the Declaration, and any amendments and exhibits to the Declaration; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Grantee, or any one claiming, by, through, or under Grantee; (9) No Further Remediation Letter from the Illinois Environmental Protection Agency; and (10) liens and other matters as to which the title insurer commits to insure Grantee against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Members this 15th day of June, 2004.

RIVER VILLAGE TOWNHOMES SOUTH, LLC,
a Delaware limited liability company,

BY: EDC RIVER VILLAGE TOWNHOMES SOUTH, LLC

an Illinois limited liability company
ITS: Manager

BY: EDC MANAGEMENT, INC.,
an Illinois corporation

ITS: Manager

BY:

Ronald B. Shipka, Jr.

ITS: President

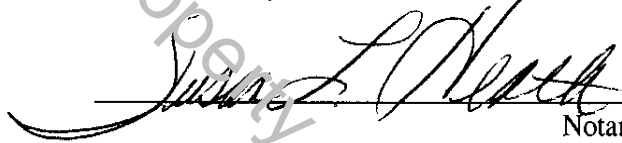
MGR TITLE

UNOFFICIAL COPY

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 Ronald B. Shipka, Jr., the President of EDC Management, Inc. the Manager of EDC RIVER VILLAGE TOWNHOMES SOUTH, LLC, the Manager of RIVER VILLAGE TOWNHOMES SOUTH, LLC 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 he signed, sealed and delivered the said instrument as his free and voluntary act as Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 15th day of June, 2004.



Notary Public



This Instrument was prepared by Brown, Udell & Pomerantz, 1932 N. Halsted, Chicago, IL

Mail to:

Send subsequent tax bills to:

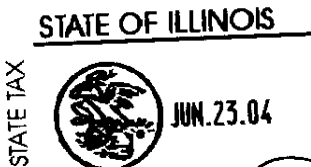
Jeffrey S. Braiman
Braiman & Associated
4256 N. Arlington Heights Rd.
Suite 202
Arlington Heights, IL 60004

David Melone
943 N. Kingsbury
Chicago, IL 60605

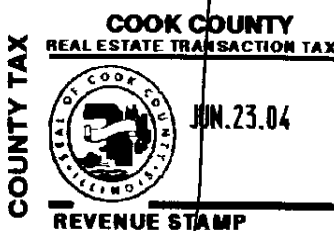
City of Chicago
Dept. of Revenue
343043
06/23/2004 13:08 Batch 02216 23



Real Estate
Transfer Stamp
\$2,658.75



REAL ESTATE TRANSFER TAX
0035450
FP326669



REAL ESTATE TRANSFER TAX
0017725
FP326670

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PARCEL 1:

UNITS 943 & / ^{GU-67} IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 (EXCEPTING FROM SAID LOT 9 THE EASTERLY 10 FEET DEDICATED FOR ALLEY),

LOTS 15, 16, 17, 18, 19, 20 AND 21 (EXCEPTING FROM SAID LOT 21 THE SOUTHERLY 20 FEET OF THE NORTHERLY 45 FEET DEDICATED FOR ALLEY),

LOTS 22, 23 AND 24 ALSO ALL OF THE VACATED ALLEY LYING EASTERLY OF LOTS 5 TO 8, VACATED PURSUANT TO DOCUMENT RECORDED APRIL 27, 1927 IN BOOK 13299, PAGE 362 THROUGH 364, ALL IN BLOCK 94 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALL OF THE NORTHEASTERLY/SOUTHWESTERLY 20 FOOT PUBLIC ALLEY DEDICATED AND RECORDED MAY 3, 1917 AS DOCUMENT 6103152 BEING THE SOUTHEASTERLY 20 FEET OF THE NORTHWESTERLY 45 FEET OF LOT 21 IN BLOCK 94 OF ELSTON'S ADDITION TO CHICAGO IN SECTION 4 AND SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO

ALL OF THE NORTHWESTERLY/SOUTHEASTERLY 20 FOOT VACATED ALLEY, VACATED PURSUANT TO DOCUMENT 18467184 LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 1 TO 4, BOTH INCLUSIVE, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOTS 21 TO 24, BOTH INCLUSIVE, AND LYING NORTHWESTERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTHEASTERLY CORNER OF SAID LOT 21, ALL IN BLOCK 94 OF ELSTON'S ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-74, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DELARATION RECORDED AS DOCUMENT NUMBER 0416839081.

Tax I.D. Numbers: 17-04-322-005-0000, 17-04-322-012-0000, 17-04-322-013-0000,
17-04-322-019-0000

affects the underlying land

Commonly Known As: 903-945 North Kingsbury/641-647 West Oak/
906-944 North Howe Private, Chicago, Illinois 60610

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 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.