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Doc#: 0425941103
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/15/2004 10:20 AM Pg: 1 of 3

WARRANTY DEED

MTC # 2056258 (of) TA
THE GRANTOR, TWO RIVER PLACE, 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:
Millenium Trust Company, L.L.C., Custodian
for the benefit of David C. Dunkin,
IRA #90F980016, 820 Jorie Boulevard, Suite 420,
Oak Brook, Illinois 60523, Tax ID No. 36-4400066

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.

Permanent Real Estate Index Number (s):
17-09-113-006; 17-09-113-009 ; 17-09-113-010;
17-09-113-011; 17-09-500-002; and 17-09-500-003

(above space for recorder only)

Address of Real Estate: Unit 1407/GU-96 /S-124, 720 N. Larrabee. St., Chicago, Illinois

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; (4) encroachments, utility easements, covenants, conditions, restrictions, easements,
and agreements of record provided none of the foregoing materially adversely affect Grantee's
quiet use and enjoyment of the Premises as a residential condominium; (5) easement for
construction, use, access and maintenance of a driveway and pedestrian walkway; (6) easement for
a river walk open to public use; (7) rights of all governmental authorities to that part of the land
lying within the bed of the North Branch of the Chicago River and the Branch Canal, and rights of
other owners of land bordering the river with respect to the water of said river; (8) the Declaration
and all amendments and exhibits thereto; (9) the provisions of the Illinois Condominium Act; (10)
acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (11) 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 13th day of September, 2004.

Two River Place, LLC, a Delaware Limited
Liability Company,
BY: Larrabee Huron, LLC, its Manager,
BY: EDC Management, Inc., its Manager

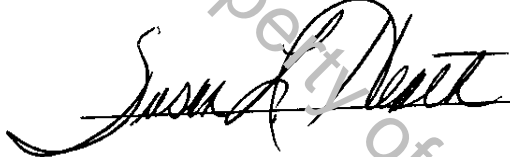
BY:
Ronald B. Shipka, Jr. President

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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 Ronald B. Shipka, Jr., President of EDC Management, Inc., 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, for the uses and purpose therein set forth.

Given under my hand and official seal, this 13th day of September, 2004



Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street, Chicago, IL.

Mail to:

David C. Dunkin
Arnstein & Lehr
120 S. Riverside Plaza
Suite 1200
Chicago, IL 60601

Send subsequent tax bills to:

David C. Dunkin
120 N. Larrabee, Unit 1407
Chicago, IL 60610

City of Chicago
Dept. of Revenue
352333



Real Estate
Transfer Stamp
\$2,921.25

09/14/2004 14:14 Batch 02279 35

STATE TAX
STATE OF ILLINOIS
SEP. 14. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 14. 04
REVENUE STAMP

0000069945
0000140023

REAL ESTATE TRANSFER TAX
0038950
FP326669
REAL ESTATE TRANSFER TAX
0019475
FP326670

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LEGAL DESCRIPTION

UNIT 1407 AND GU-96 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TWO RIVER PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410718039, BEING A PART OF RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIEN IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-124, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0410718039.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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

Commonly known as 720 N. Larrabee Street, Chicago, Illinois

PINS: 17-09-113-006; -009; -010; -011; 17-09-500-002; -003 (affects underlying land and other property)