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2055874 WITC/MT/MS

UNOFFICIAL COPY

1003 WARRANTY DEED

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:

Scott Sayes, 2306 Stonegate Road, Algonquin Illinois 60102



Doc#: 0426126041
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/17/2004 10:28 AM Pg: 1 of 3

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 1310/GU- 85 /S- 113, 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.

MAR TITLE

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Members this 30th day of June, 2004.

City of Chicago
Dept. of Revenue
352646
09/16/2004 14:49



Real Estate
Transfer Stamp
\$2,677.50

Batch 02281 35

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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LEGAL DESCRIPTION

UNIT 1310 AND GU-85 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-113, 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)