

**UNOFFICIAL COPY**

WARRANTY DEED



0428141043D

Doc#: 0428141043  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 10/07/2004 10:16 AM Pg: 1 of 4

2056718178  
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:

Mathew S. Tokarz, individual, 1000 W. Washington Blvd, #311, Chicago, IL 60607

(“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: 915 N. Kingsbury, Unit 915, GU- 4, S- 5, 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 anyone 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 26 day of July, 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

M.G.R. TITLE

STATE OF ILLINOIS

STATE TAX



OCT.-5.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000011140	REAL ESTATE TRANSFER TAX
	0035000
	FP326660

City of Chicago

Dept. of Revenue

354896

10/05/2004 14:15 Batch 11876 23



Real Estate

Transfer Stamp

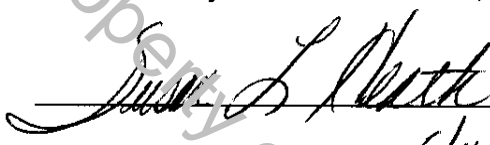
\$2,625.00

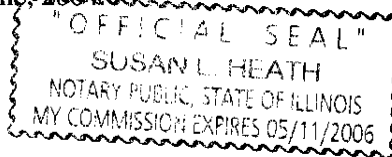
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State of Illinois )  
 ) ss  
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., 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 26th day of June, 2004.

  
\_\_\_\_\_  
Notary Public



My commission expires: 5/11/06


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

Mail to:

Send subsequent tax bills to:

Paul J. Maganzini  
Maganzini & McMahon  
1111 South Blvd.  
Oak Park, IL 60302

Matthew Tokarz  
915 N. Kingbury, Unit 915  
Chicago, IL 60610

COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX  OCT. - 5.04 REVENUE STAMP	# 0000142082	<b>REAL ESTATE TRANSFER TAX</b>
			00175.00
			FP326670

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UNIT 915 AND GU-4 IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 (EXCEPTING FROM SAID LOT 9, THE EASTERLY 10.00 FEET DEDICATED FOR ALLEY);

THE NORTH 1/2 OF LOT 15, ALSO

LOTS 16, 17, 18, 19, 20 AND 21 (EXCEPTING FROM SAID LOT 21, THE SOUTHERLY 20.00 FEET OF THE NORTHERLY 45.00 FEET DEDUCTED FOR ALLEY);

LOTS 22, 23 AND 24, ALSO

ALL OF VACATED ALLEY, LYING EASTERLY OF LOTS 5 TO 8, (VACATED PURSUANT TO DOCUMENT RECORDED April 17, 1927 ON 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 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE NORTHEASTERLY/ SOUTHWESTERLY 20-FOOT PUBLIC ALLEY DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS MAY 3, 1917 AS DOCUMENT 6103152, BEING THE SOUTHEASTERLY 20.00 FEET OF THE NORTHWESTERLY 45.00 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 NUMBER 18467184 RECORDED MAY 7, 1962), 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 20 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, AFORESAID, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE SOUTH HALF OF LOT 15 IN BLOCK 94 IN ELSTON'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 4:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-5, LIMITED COMMON ELEMENTS AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0416839081..

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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.

Commonly known as: 903-945 (odd numbers only) North Kingsbury, 641-647 (odd numbers only) West Oak, and 906-944 (even numbers only) North Howe Private, all in Chicago, Illinois 60610

PINS: 17-04-332-005-0000; 17-04-332-012-0000; 17-04-332-013-0000 and 17-04-332-019-0000 (affects underlying land and other property)

Property of Cook County Clerk's Office