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Doc#: 0428141030
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/07/2004 10:05 AM Pg: 1 of 4

WARRANTY DEED
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: Kevin J. Coogan and Linda S. Coogan, 830 E. Stone, Addison, IL 60101, not as Tenants in Common, but as Joint Tenants with rights of survivorship ("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: 942 N. Howe, Unit 942, GU- 62, S-92, 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 10th day of August, 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

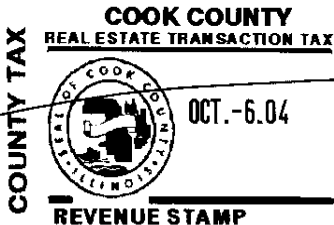


Table with 2 columns: Tax Type, Amount. Rows: REAL ESTATE TRANSFER TAX (0019250), FP326670


City of Chicago Dept. of Revenue 354985 10/06/2004 10:34 Batch 02291 7 Real Estate Transfer Stamp \$2,887.50

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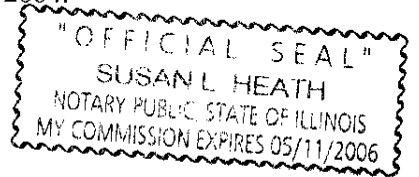
State of Illinois)
) ss
County of Cook)

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 10th day of August, 2004.



Notary Public
My commission expires: 5/11/06



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

Mail to:


John Pankau
Law Offices of John Pankau
P.O. Box 247
105 E. Irving Park Road
Itasca, IL 60143

Send subsequent tax bills to:

Kevin Coogan and Linda Coogan
942 N. Howe, Unit 942
Chicago, IL 60610

STATE TAX

STATE OF ILLINOIS

 OCT.-6.04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000070719

REAL ESTATE TRANSFER TAX
00385.00
FP326669

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LEGAL DESCRIPTION

UNIT 942 AND GU-62 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

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 HALF 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 FEET DEDICATED 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 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 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 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 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;

AND ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416839681.

PARCEL 4:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-92, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839681.

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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