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SPECIAL WARRANTY DEED



Doc#: 0434935025
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/14/2004 08:10 AM Pg: 1 of 4

Mail to:
Mr. Michael Talbett
Attorney at Law
P.O. Box 161
Lake Zurich, IL 60047

The above space for Recorder's Use Only

THIS SPECIAL WARRANTY DEED is made as of the 12th day of November 2004, by RiverView at River East II L.L.C., a Delaware limited liability company (the "Grantor") having an address of 455 East Illinois Street, Chicago, Illinois 60611, to

Dale Dembski and Karen Franson, husband and wife,
1206 Bibury Lane, Inverness, IL 60010, (the "Grantee").

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto Grantee not in Tenancy in Common, but AS TENANTS By THE ENTIRETY all right, title and interest of Grantor in and to unit 1303 and P-367 & 368 of RiverView II Condominiums, a Condominium situated in the County of Cook and State of Illinois more particularly described on **Exhibit 'A'**, attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging, subject to all matters set forth on **Exhibit 'B'**, attached hereto.

Permanent Real Estate Index Number: 17-10-221-077-0000/17-10-221-078-0000

Address of Real Estate: Unit W 1303 and P-367 & 368,
A 415 East North Water Street, Chicago, Illinois 60611.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey said real property; and, hereby warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

City of Chicago
Dept. of Revenue
359345



Real Estate
Transfer Stamp
\$5,782.50

Page 1 of 2

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GRANTOR:

RiverView At River East II, L.L.C.,
a Delaware limited liability company

By: MCL CDC Management, Inc.
Its: Manager

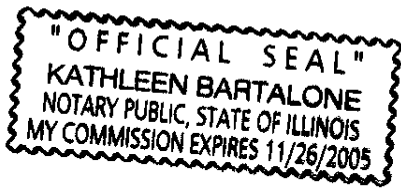
By: Tamara Laber
Tamara Laber
Its: Vice President

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

STATE TAX	STATE OF ILLINOIS	# 0000081342	REAL ESTATE TRANSFER TAX
	 DEC. 8.04		0077100
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808


I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that Tamara Laber, personally known to me to be an authorized signatory of MCL CDC Management, Inc., the manager of RiverView at River East II L.L.C., 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 as such Manager, she signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said company, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of November 2004.



Kathleen Bartalone
Notary Public

Prepared by:
David A. Grossberg c/o MCL Companies
455 E. Illinois Street, Suite 565
Chicago, Illinois 60611

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000081547	REAL ESTATE TRANSFER TAX
	 DEC. -8.04		0038550
	REVENUE STAMP		FP 102802

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EXHIBIT A

PARCEL 1: UNIT W1303 and P-367 & 368 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF VACATED EAST RIVER DRIVE AND OF BLOCK 14, (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NO. 8763094,) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 4, 2000 AS DOCUMENT NUMBER 00595370.

Permanent Real Estate Index Numbers: 17-10-221-077-0000/17-10-221-078-0000.

Address of Real Estate: Unit W1303 and P-367 & 368, 415 East North Water Street, Chicago, IL 60611

"Grantor also hereby grants Grantee, its successors and assigns, all 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, as 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 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."

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EXHIBIT B

Subject to: (1) real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) covenants, conditions, restrictions and utility easements of record (including sewer, water, electric, telephone/data and gas utilities), provided the Property improvements do not violate or encroach thereon; (4) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration of Condominium for RiverView Condominium Association ("The Declaration") including a reservation by RiverView Condominium Association (the "Condominium Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (5) Declaration of Covenants, Conditions, Restrictions and Easements, as amended from time to time (the "Declaration of Easements"); (6) Declaration of Development Rights and Restrictions made by the Chicago Dock and Canal Trust recorded February 26, 1992 as Document 92121227; (7) terms, provisions, rights, duties and obligations as set forth in Development Rights Agreement recorded December 31, 1985 as Document 85343997 and filed December 31, 1985 as Document LR 3487130 by and between Chicago Dock and Canal Trust, an Illinois business trust and the Equitable Life Assurance Society of the United States; (8) provisions of the Condominium Property Act of Illinois (the "Act"); (9) Mutual Grant of Easement dated December 18, 1986 and recorded as Document Number 87106321, made by and between the Chicago Dock and Canal Trust, The Equitable Life Assurance Society of the United States and the City of Chicago, made in accordance with the Planned Unit Development, recorded as Document Number 87106319, regarding inter alia, pedestrian access, construction, maintenance, repair and replacement of easement and public ways. By document recorded June 6, 1998 as Document Number 88242833, Commonwealth Edison Company released any interest in said easements; (10) terms, covenants, provisions, conditions, rights, obligations, easements and assessments set forth and established by the Declaration of Protective Covenants, for Cityfront Center East, Chicago, Illinois made by the Chicago Dock and Canal Trust an Illinois business trust dated August 31, 1989 and recorded August 31, 1989 as Document Number 89410218 and first amendment dated December 18, 1989 and recorded December 20, 1989 as Document Number 89608352; (11) the terms, provisions and conditions of Planned Development Ordinance Number 368 adopted November 6, 1985 and amended June 23, 1998; (12) the terms outlined in Chicago Plan Commission approval dated September 12, 1985, under the Lakes Protection Ordinance; (13) City of Chicago Department of Planning Guidelines issued for Cityfront Center dated September, 1985; (14) the following matters as disclosed by Chicago Guarantee Survey Company Survey, dated April 7, 1997: encroachment by transformers and transformer pads over the north line of the land onto East North Water Street, possible easement for electric power lines along the north line of the land and encroachment by the strip of bituminous pavement over the north line of the land; (15) terms, provisions, conditions and limitations of the Declaration of Development Rights and Restrictions dated February 25, 1992 recorded February 26, 1992 as Document Number 92121227; and (16) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.