

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0435002290  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/15/2004 09:42 AM Pg: 1 of 3

Mail to:  
Pat Murphy  
  
1482 Pebblestone Cove  
Wheaton, IL 60187

The above space for Recorder's Use Only

NO ABS

THIS SPECIAL WARRANTY DEED is made as of the 15<sup>th</sup> 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

Clark G. Hagerty and Jean G. Hagerty of  
100 E. Huron, Chicago, IL 60611, (the "Grantee").

8253142 1 OF 2

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~~ <sup>NOT</sup> in Tenancy in Common, ~~but~~ in JOINT TENANCY all right, title and interest of Grantor in and to unit 1004 and P-371 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.

\* but as TENANTS BY THE ENTIRETY  
Permanent Real Estate Index Number: 17-10-221-077-0000/17-10-221-078-0000

Address of Real Estate: Unit 1004 and P-371,  
415 East North Water Street, Chicago, Illinois 60611.

CTIC 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.

SH2 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.

Box-334-CTIC

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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	# 0000081636	REAL ESTATE TRANSFER TAX
	 DEC.-9.04		00716.00
	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 15 day of November, 2004.


City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
359942 \$5,370.00  
11/22/2004 14:45 Batch 05076 112



[Signature]  
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	# 0000081638	REAL ESTATE TRANSFER TAX
	 DEC.-9.04		00358.00
	REVENUE STAMP		FP 102802

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EXHIBIT A

PARCEL 1: UNIT W1004 and P-371 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 W1004 and P-371, 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."