## WARRANTY DEED OFFICIAL COPY

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

Hymon & Blair, Pc (092943) 750 W Lake Cook Rd, Ste 140 Buffalo Grove (Fi 60089



Doc#: 0500702083

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds

Date: 01/07/2005 08:02 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER: Konstantin Ivanov 1675 East Mill Street Unit #202 Des Plaines, IL 60016

RECORDER'S STAMP

THE GRANTOR, PJVER MILL LLC, an Illinois limited liability company, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to Konstantin Ivanov of 6031 W. Addison, Chicago, IL 60634 the following real estate situated in the City of Des Plaines, Cook County, State of Illinois, to wit:

Unit 202 in the River Mill Condominiums as delineated on a Survey of the following Parcel 1: described Property: Lots 4, 5, 6, 7 and 8, and that part of Lot 9 lying West of a line commencing at the Northeast corner and running to the Southwest corner of said Lot 9 excepting therefrom the following described Subparcels: Subparcel A: the Northerly 10 feet of Lots 6, 7 and 8; Subparcel B: Northerly 10 feet of that part of Lot 9 lying West of a line commencing in the Northeast corner of said Lot 9 and running to the Southwest corner of said Lot 9; and Subparcel C: that part of Lot 6 described as follows: commencing at the Northwest corner of said Lct 5; thence Southerly along the Westerly line of said Lot 6 a distance of 10.79 feet to a point on a lying 10.00 feet Southerly of and parallel with the Northerly line of said Lot 6, said point being the point of beginning; thence Easterly along said parallel line 10.00 feet; thence Southwesterly to a point on the Westerly line of said Lot 6, said point being 10.78 feet Southerly of the point of beginning (as measured along said Westerly line); thence Northerly along said Westerly line 10.78 feet to the point of beginning; Ill the foregoing being in Rand's Subdivision of Lot 173 in the Village of Rand (now the City of Des Plain's), according to the Plat thereof recorded October 19, 1874 in Book 9 of Plats, Page 17, as Document Number 196440 in the Recorder's Office of Cook County, Illinois, all in the South Half of the Southwest Quarter of Section 16, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 2, 2004 as Document Number 0415419080, and which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded as Document Number 0415419080 as amended from time to time, together with its percentage interest in the Common Elements;

Parcel 2: The exclusive right to use Parking Space P-33 and Storage Space S-33 Limited Common Elements as delineated in the Declaration Recorded in the Office of the Recorder of Deeds of Cook-County, Illinois as Document 0415419080 and the Plateattached thereto as amended from time to time;



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## UNOFFICIAL COPY

Grantor also hereby grants to the Grantee, its successors and assigns, as 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 aforesaid, 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 herein.

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 recided and stipulated at length herein.

This Deed is also subject to: Real estate taxes not yet due and payable; the Illinois Condominium Property Act; the Condominium Declaration; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the River Mill Condominium Association and condominium assessments and special assessments due and payable after the Closing Date; covenants, conditions and restrictions and building lines then of record; easements existing or of record; and special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date.

Permanent Real Estate Index Number(s): 09-16-304-003, -005, -006, -013, -014, -015 & -016 Address of Real Estate: 1675 East Mill Street, Des Plaines, IL 60016

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

RIVER MILL LLC, an Illinois limited liability company

By: Norwood Construction, Inc., an Illinois corporation, Company Manager

By:

Assistant Vice-President

STATE OF ILLINOIS

) ss.

COUNTY OF COOK

REAL ESTATE \$ 200,000 NO. 46309

10. 46309

16.75 MILL #202

CITY OF DES PLAINES

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CELTIFY, that Susan J. Smith personally known to me to be the Assistant Vice-President of Norwood Construction, Inc., an Illinois Corporation, the Manager of River Mill LLC, an Illinois limited liability company, 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 Assistant Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30th day of December, 2004.

OFFICIAL SEAL

Notary Public

KENNETH C WOODS JR
OTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10-17-07

This instrument was prepared by Stephen S. Messutta, 7458 N. Harlem Avenue, Chicago, IL 60631.

NOTARIAL SEAL