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205 9345 MIC THEMILE	
THE GRANTOR, RIVER VILLAGE TOWNHOMES	
SOUTH, LLC, a Delaware Limited Liability Company,	Doc#: 0502704000
of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100	Eugene "Gene" Moore Fee: \$30.00
DOLLARS and other good and valuable consideration,	Cook County Recorder of Deeds Date: 01/27/2005 09:21 AM Pg: 1 of 4
in hand paid, CONVEYS AND WARRANTS TO:	9. 1014
ANGELA C. LUBY of 1541 Ammer Court in	Na
Glenview, Illinois,	
("Grantee	
"), the following	
described Reg. Fstate situated in the County of Cook in	
the State of Illinois, to wit:	
SEE LEGAL DESCRIPTION ATTACHED HERETO	
AND MADE A PART PEREOF.	
	(1 Samusa and an an and an
9	(above space for recorder only)
Address: 941 N. Howe Street, Unit 941-HGU-4	17_, S79, Chicago, Illinois
P.J.N.: 17-04-322-005/012/013/019	
SUBJECT TO: (1) real estate taxes not yet due ar a payable	e; (2) special taxes or assessments for improvements not
zoning, planned unit development and building laws of ordinances and restrictions, (4) are public, provided none of the	
(6) the Declaration of Condominum for the River village Tovin ones south Condominum for the Rive	
Condominium Property Act; (8) acts done or suffered by Gr (9) No Further Remediation Letter from the Illinois Environn	nental Protection A ency; 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 it	s name to be signed to those presents by its
Managing Members this 24thday of January,	2005
	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
DIVE	R VILLAGE TOWNHOMES SOUTH, LLC,
KIVEI a Dala	ware limited liability company,
a Dela BY:	EDC RIVER VILLAGE TOWNHOMES

SOUTH, LLC an Illinois limited liability company

Manager ITS:

EDC MANAGEMENT, INC., BY:

an Illinois corporation ITS: Manager

BY: Ronald B. Shipka, Jr.
ITS: President

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# **UNOFFICIAL COPY**

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 24th day of January, 2005

"OFFICIAL SEAL"

SUSAN L. HEATH

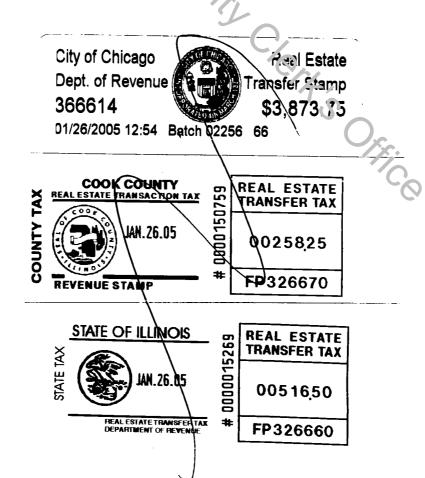
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/11/2006

My commission expires:

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

Mail to: Rick Erickson 716 Lee Street Des Plaines, IL 60016 Send subsequent tax bills to: Angela C. Luby 941 N. Howe Street Chicago, IL 60610

Notary Public



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#### LEGAL DESCRIPTION

UNIT 941-H AND GU-47 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

THE NORTHWESTERLY 208.50 FEET (EXCEPT THE SOUTHWESTERLY 111.68 FEET THEREOF) AND THE SOUTHWESTERLY 111.68 FEET (AS MEASURED ALONG THE NORTHWESTERLY LINE) OF THE FOLLOWING DESCRIBED PARCELS, TAKEN AS A TRACT:

### PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7 2 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, AS AMENDED FROM TIME TO TIME BEING THE SOUTHEASTER'Y 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 DOCUMENT NUMBER 18467184, AS AMENDED FROM TIME TO TIME RECORDED ADJOINING 1962 ), LYING NORTHEASTERLY OF AND INCLUSIVE, LYING NORTHEASTERLY LINE OF LOTS 1 TO 4, BOTH 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;

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AND ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416839081, AS AMENDED FROM TIME TO TIME.

### PARCEL 4:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-79, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081, AS AMENDED FROM TIME TO TIME.

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 RESURVES 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)