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: MURRAY SALZMAN, ALAN E. SOHN and JOAN

S. SOHN of 30 N. LaSalle Street, Suite 2040 in Chicago, Illinois, an undivided 1/3 interest as TENANTS IN COMMON, ("Grantee

, the following

described Real Estate situated in the County of Cook in the State of Inimis, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART LIEREOF.

Doc#: 0502841067 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 01/28/2005 12:50 PM Pg: 1 of 4

(above space for recorder only)

Address: 940 N. Crosby Street, Unit 940-C, GU-31, S-31, Chicago, Illinois

P.I.N.: 17-04-322-005/012/013/019

SUBJECT TO: (1) real estate taxes not yet due 2...1 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, rest ictions, 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 anytine circining, 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 there presents by its Managing Members this 25th day of January , 2005.

RIVER VILLAGE TOWNHOMES SOUTH, 12C,

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

BY:

nald B. Shipka, Jr.

TS: President

City of Chicago Dept. of Revenue

366806

01/27/2005 13:29 Batch 02257 25

Real Estate Transfer Stamp \$2,553.75

<sup>−</sup>0502841067D Page: 2 of 4

# **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.

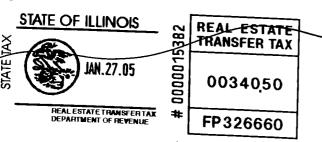
Given under my hand and official seal, this 25th day of January, 2005.

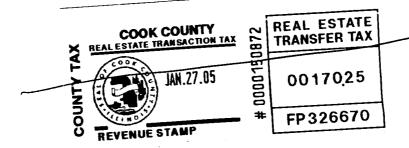
My commission expires: 5/11/4 Notary Public

" O F F I C I A L SUSAN L. HE NOTARY PUBLIC, STAT MY COMMISSION EXPIRE

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

Mail to: Alan E. Sohn Law Offices of Alan E. Sohn 30 North LaSalle Street Suite 2040 Chicago, IL 60602 Send subsequent tax bills to:
Alan E. Sohn
Murray Salzman
Joan Sohn
940 N. Crosby Street
Chicago, IL 30610





0502841067D Page: 3 of 4

# **UNOFFICIAL COPY**

### LEGAL DESCRIPTION

UNIT 940-C AND GU-31 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, 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, AS AMENDED FROM TIME TO TIME 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 NORTH-VESTERLY / SOUTHEASTERLY 20 FOOT VACATED ALLEY (VACATED FURSUANT TO DOCUMENT NUMBER 18467184, AS AMENDED FROM TIME TO TIME RECORDED 7, 1962 ), LYING NORTHEASTERLY OF AND ADJOINING NORTHEASTERLY LINE OF LOTS 1 TO BOTH INCLUSIVE, LYING 4, 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;

0502841067D Page: 4 of 4

# **UNOFFICIAL COPY**

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-31, 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 PLAL 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)