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WARRANTY DEED
 205 8764 / MTC / PN 40F3
 THE GRANTOR, TWO RIVER PLACE, 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:

Doc#: 0506941004
 Eugene "Gene" Moore Fee: \$28.00
 Cook County Recorder of Deeds
 Date: 03/10/2005 09:34 AM Pg: 1 of 3

LIMOR NAKAR and JEFFREY VINCENT of 600 N.
 Kingsbury, Unit 1707 in Chicago, Illinois,
~~an undivided interest as TENANTS IN C-~~
~~OMMON, husband and wife, as tenants~~
by the entirety

the following described Real Estate situated in the
 County of Cook in the State of Illinois, to wit:
 SEE LEGAL DESCRIPTION ATTACHED
 HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):
 17-09-113-006; 17-09-113-009 ; 17-09-113-010;
 17-09-113-011; 17-09-500-002; and 17-09-500-003
 (underlying land)

(above space for recorder only)

Address of Real Estate: Unit 601 /GU-175 /S- 23 , 720 N. Larrabee. St., Chicago, Illinois

SUBJECT TO: (1) real estate taxes not yet due and 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; (4) encroachments, utility easements, covenants, conditions, restrictions, easements,
 and agreements of record provided none of the foregoing materially adversely affect Grantee's
 quiet use and enjoyment of the Premises as a residential condominium; (5) easement for
 construction, use, access and maintenance of a driveway and pedestrian walkway; (6) easement for
 a river walk open to public use; (7) rights of all governmental authorities to that part of the land
 lying within the bed of the North Branch of the Chicago River and the Branch Canal, and rights of
 other owners of land bordering the river with respect to the water of said river; (8) the Declaration
 and all amendments and exhibits thereto; (9) the provisions of the Illinois Condominium Act; (10)
 acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (11) 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 these presents by its
 Managing Members this 25th day of February, 2005.

M.G.R. TITLE

City of Chicago
 Dept. of Revenue
 370999



Real Estate
 Transfer Stamp
 \$3,787.50

03/09/2005 14:54 Batch 11872 60

Two River Place, LLC, a Delaware Limited
 Liability Company,
 BY: Larrabee Huron, LLC, its Manager,
 BY: EDC Management, Inc., its Manager

BY:
 Ronald B. Shipka, Jr. President

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LEGAL DESCRIPTION

Parcel 1:

UNIT 601 AND GU-175 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TWO RIVER PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410718039 AS AMENDED FROM TIME TO TIME, BEING A PART OF RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

A

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-23, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0410718039 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 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

Commonly known as 720 N. Larrabee Street, Chicago, Illinois

PINS: 17-09-113-006; -009; -010; -011; 17-09-500-002; -003 (affects underlying land and other property)