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WARRANTY DEED

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0515841094

Doc#: 0515841094  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/07/2005 12:55 PM Pg: 1 of 4

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:

LINDSAY SMITH of 165 N. Canal Street, Unit 930 in Chicago, Illinois,

\_\_\_\_\_  
\_ ("Grantee") \_\_\_\_\_

\_\_\_\_\_, 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.

(above space for recorder only)

Address: 917 N. Howe Street, Unit 917-H, GU2-18, S-2-18, Chicago, Illinois

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

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 and restrictions; (4) all public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, 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 anyone claiming, 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 these presents by its Managing Members this 25th day of May, 2005.

RIVER VILLAGE TOWNHOMES SOUTH, LLC,  
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

ITS: Manager

BY: \_\_\_\_\_

Ronald B. Shipka, Jr.

ITS: President

M.G.R. TITLE

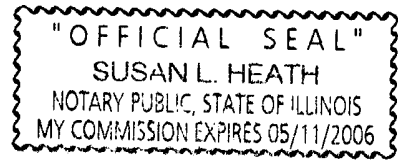
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State of Illinois )  
 ) ss  
County of Cook)

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 25<sup>th</sup> day of May, 2005.

*Susan L. Heath*  
\_\_\_\_\_  
Notary Public



My commission expires: 5/11/06

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

Mail to:  
~~Gael Morris~~  
~~2835 N. Sheffield~~  
~~Suite 232~~  
~~Chicago, IL 60657~~

Send subsequent tax bills to:  
Lindsay Smith  
917 N. Howe Street  
Unit 917-H  
Chicago, IL 60610

City of Chicago  
Dept. of Revenue  
382548  
06/06/2005 14:00 Batch 02246 61



Real Estate  
Transfer Stamp  
\$3,862.50

STATE TAX  
STATE OF ILLINOIS  
JUN. -6.05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000021131  
REAL ESTAT  
TRANSFER TA  
00515.00  
COUNTY TAX  
FP326660

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN. -6.05  
REVENUE STAMP

# 0000161953  
REAL ESTATE  
TRANSFER TAX  
00257.50  
FP326670

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## LEGAL DESCRIPTION

UNIT 917-H AND GU2-18 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 NORTHWESTERLY / SOUTHEASTERLY 20 FOOT VACATED ALLEY (VACATED PURSUANT TO DOCUMENT NUMBER 18467184, AS AMENDED FROM TIME TO TIME RECORDED MAY 7, 1962 ), LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 1 TO 4, BOTH INCLUSIVE, LYING 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 S2-18, 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 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)

Property of Cook County Clerk's Office