



Doc#: 0520241082  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/21/2005 11:06 AM 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:

Steffani R. Fort and John T. Lefevour,  
not as Tenants in Common, but as JOINT  
TENANTS with rights of survivorship,  
of 227 W. Scott, Unit 2W, Chicago, Illinois  
("Grantee") 60610

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: 923 N. Howe Street, Unit 923-H GU-2-12, S-2-12, 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 15th day of July, 2005.

City of Chicago  
Dept. of Revenue  
389342  
07/20/2005 11:16 Batch 11856 18



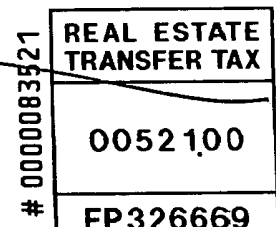
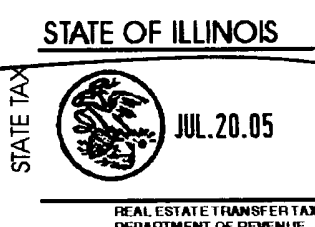
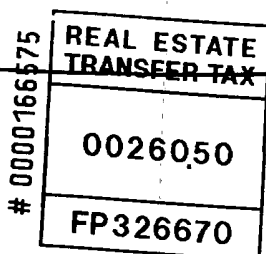
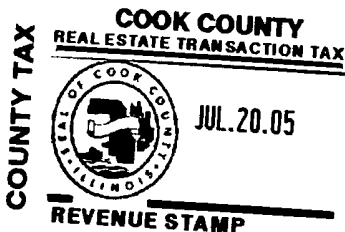
Real Estate  
Transfer Stamp  
\$3,907.50

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



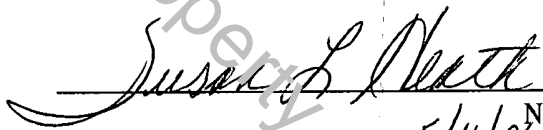
M.G.R. HILL  
MERCURY TITLE COMPANY, LLC. 2062269 tmm

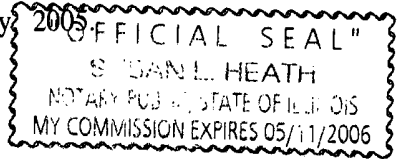
# UNOFFICIAL COPY

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 15th day of July, 2005

  
\_\_\_\_\_  
Notary Public



My commission expires: 5/11/06

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

Mail to:  
James Smith  
1010 Lake Street, Suite 605  
Oak Park, Illinois 60153

Send subsequent tax bills to:  
Steffani Fort & Jeff LeFevour  
1000-70 W. 15<sup>th</sup> Street, Unit 923-H  
Chicago, Illinois 60608

Property of Cook County Clerk's Office

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FILE NO.: 2062269

PARCEL A:

UNIT 923-H AND GARAGE UNIT GU-2-12, IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHWESTERLY 208.50 FEET (EXCEPT THE SOUTHWESTERLY 111.68 FEET THEREOF) AND THE SOUTHWESTERLY 111.68 FEET (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 1/2 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 45.00 FEET DEDUCTED 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 ON 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, 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 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.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE

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File No.: 2062269

INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2-12 A LIMITED COMMON ELEMENT AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0416839081.

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)