



05278350460

SPECIAL

Doc#: 0527835046 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/05/2005 08:15 AM Pg: 1 of 7

WARRANTY

DEED

2061278 mtc
Jacio Q W

THIS INDENTURE, made this 29th day of September, 2005 between **River Village Townhomes South, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, whose business address is c/o The Enterprise Companies, 600 West Chicago Avenue, #570, Chicago, Illinois 60610 party of the first part, and **Chicago Housing Authority**, an Illinois municipal corporation, whose address is: 626 West Jackson Boulevard, Chicago, Illinois 60661, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - (\$10.00) - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Property commonly known as: See Exhibit A attached hereto and made a part hereof

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the right and easements for the benefit of said property set forth in the Declaration of Easements, Restrictions, and Covenants for River Village Townhomes South Condominiums Association, aforesaid, and party of the first part 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

M.G.R. TITLE

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.

River Village Townhomes South, LLC
a Delaware limited liability company

By: EDC River Village Townhomes South, LLC,
a Delaware limited liability company, a Manager

By: EDC Management, Inc.,
an Illinois corporation, its Manager

By: [Signature]
Name: Ronald B. Shipka, Jr.
Title: President

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., personally known to me to be the President of EDC Management, Inc., an Illinois corporation, the Manager of EDC River Village Townhomes South, LLC, a Delaware limited liability company, the Manager of River Village Townhomes South, LLC, a Delaware limited liability company, 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 as such President, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of SEP, 2005.

Commission expires 7-21 2009

[Signature]
NOTARY PUBLIC

This instrument was prepared by:
John A DeAngelis, Esq.
Brown Udell & Pomerantz, Ltd.
1332 N. Halsted Street, Suite 100
Chicago, Illinois 60622

Send Subsequent Tax Bills To:
Chicago Housing Authority
626 West Jackson Blvd.
Chicago, Illinois 60661
Attention: Terry Peterson, Chief Executive Officer



After Recording Return to:
Suzanne K. Chung, Esq.
The Chicago Housing Authority
Office of the General Counsel
200 West Adams Street, Suite 2100
Chicago, Illinois 60606

EXEMPT under provisions of
Paragraph e, Section 4,
Real Estate Transfer Act.
September 30, 2005
Date
Patricia S. Ullman
Buyer, Seller or Representative

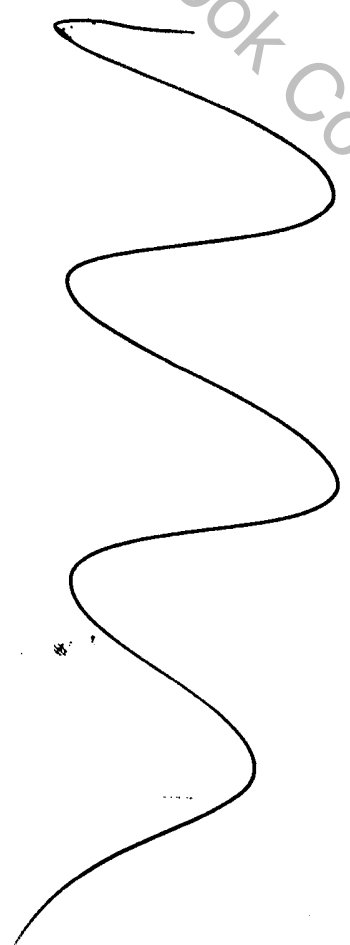
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Exhibit A

Legal Description

[to be inserted by title company]

Property of Cook County Clerk's Office



UNOFFICIAL COPY**PARCEL A:**

UNITS 948A-C, 948B-C, 948C-C, 950A-C, 950B-C, 950C-C, 968A-C, 968B-C, 968C-C, 928A-C, 928B-C, 928C-C, 930A-C, 930B-C, 930C-C, 623A-O, 623B-O AND 623C-O IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

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 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 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 INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-42 TO S-59, INCLUSIVE, LIMITED COMMON ELEMENTS AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0416839081.

UNOFFICIAL COPY

Exhibit A (continued)

Commonly known as:

UNIT DESIGNATION	STORAGE LOCKER	STREET ADDRESS
930A-C	S-42	930 N. Crosby Street, Unit A, Chicago IL
930B-C	S-43	930 N. Crosby Street, Unit B, Chicago IL
930C-C	S-44	930 N. Crosby Street, Unit C, Chicago IL
928A-C	S-45	928 N. Crosby Street, Unit A, Chicago IL
928B-C	S-46	928 N. Crosby Street, Unit B, Chicago IL
928C-C	S-47	928 N. Crosby Street, Unit C, Chicago IL
950A-C	S-48	950 N. Crosby Street, Unit A, Chicago IL
950B-C	S-49	950 N. Crosby Street, Unit B, Chicago IL
950C-C	S-50	950 N. Crosby Street, Unit C, Chicago IL
948A-C	S-51	948 N. Crosby Street, Unit A, Chicago IL
948B-C	S-52	948 N. Crosby Street, Unit B, Chicago IL
948C-C	S-53	948 N. Crosby Street, Unit C, Chicago IL
623A-O	S-54	623 W. Oak Street, Unit A, Chicago IL
623B-O	S-55	623 W. Oak Street, Unit B, Chicago IL
623C-O	S-56	623 W. Oak Street, Unit C, Chicago IL
968A-C	S-57	968 N. Crosby Street, Unit A, Chicago IL
968B-C	S-58	968 N. Crosby Street, Unit B, Chicago IL
968C-C	S-59	968 N. Crosby Street, Unit C, Chicago IL

PINs:

17-04-322-005

17-04-322-012

17-04-322-013

17-04-322-019

(includes property in question and other property)

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Exhibit B

Permitted Exceptions

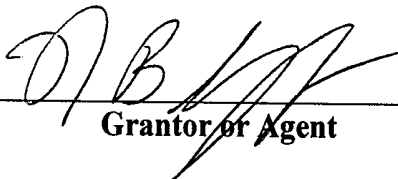
1. General Real Estate Taxes not yet due and payable.
2. Easement in favor of Commonwealth Edison Company and its/their respective successors and assigns, to install, operate, and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as document number 18540540.
3. Covenant recorded October 6, 2003 as document 0327918128 made by and between River Village Townhomes South, LLC and the City of Chicago which covenants and agrees for itself, all other owners, their successors and assigns, that the maintenance and repair of the common sewer lines located anywhere on the property from the point of connection to the sewer mains in the public streets shall be the responsibility of the owners of the 119 Condominium Units to be constructed on the property.
4. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership (the "Declaration") recorded June 16, 2004 as document no. 0416839081, as amended from time to time.
5. Limitations and conditions imposed by the condominium property act.
6. Public utilities easement to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Declaration.
7. Redevelopment Agreement between City of Chicago and Seller dated as of 9/27/05
8. Subordination Agreement


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STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 29, 2005

Signature: 
Grantor or Agent

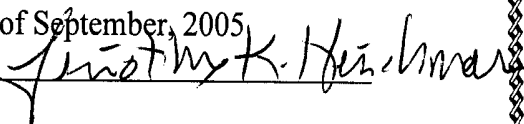
Subscribed and sworn to before me
by the said Grantor
this 29 day of September, 2005
Notary Public 

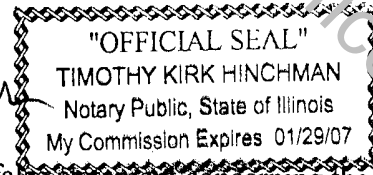


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated September 22, 2005

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 30th day of September, 2005
Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)