

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0604720264 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2008 02:06 PM Pg: 1 of 2

THE GRANTOR,

Morris L. Britton, (an unmarried man),

FIRST AMERICAN
File # 1323707

Above Space for Recorder's use only

of the City of Terry, County of Hinds, State of Mississippi, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to the Grantee, Steven Greenberg 322 W. Washington of Chicago, Illinois, the following described Real Estate situated in Cook County, Illinois, to wit:

PARCEL 1: UNIT M-30 IN THE RIVER CITY MARINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 85 AND 86, TAKEN AS A TRACT, IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020244624, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AND SUPPORT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY THE AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, RECORDED AS DOCUMENT DOCUMENT NUMBER 0010245091, AS AMENDED FROM TIME TO TIME.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the right and easement for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easement set forth in said declaration for the benefit of the remaining properties described herein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though said declaration were recited and stipulated at length herein.

This deed is further subject to: 1) Real Estate taxes for the year 2005 and subsequent years; 2) Covenants, conditions, restrictions and easements of record; 3) All applicable zoning laws and ordinances. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and grants said premises to Grantee to have and to hold forever.

Permanent Real Estate Index Number: 17-16-401-018-1030

Address of Real Estate: 800 South Wells Street, Unit M-30, Chicago, IL 60652

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