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**SPECIAL
WARRANTY
DEED**



Doc#: 0610145024 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2006 08:30 AM Pg: 1 of 5

THIS INDENTURE, made this 23rd day of March, 2006 between River Village Townhomes, 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 River Village Townhomes Homeowners Association whose business address is: c/o Legum, Norman & LaThomus, as managing agent, 820 North Orleans Street Suite 335, Chicago, IL 60610, 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.

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 rights and easements for the benefit of said property set forth in the Declaration of Easements, Restrictions, and Covenants for River Village Townhomes Homeowner 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.

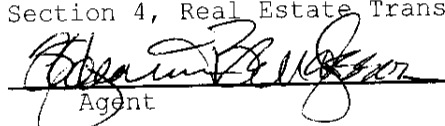
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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.

After Recording Return to:
Legum, Norman & LaThomus
820 North Orleans Street, Suite 335,
Chicago, IL 60610
Attn: Pat Bialick



Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

 3/23/06
Agent Date

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Exhibit A

Legal Description

Outlots 1, 2 and 4 in River Village Subdivision in the West ½ of the Southwest Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

Address of Property: Outlots 1, 2 and 4 in River Village Subdivision, Chicago, IL

Permanent Index Numbers: Part of 17-04-300-004-0000, 17-04-300-005-0000, 17-04-300-006-0000, 17-04-300-046-0000, 17-04-316-005-0000, 17-04-316-007-0000, 17-04-316-008-0000 and 17-04-316-009-0000.

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Exhibit B

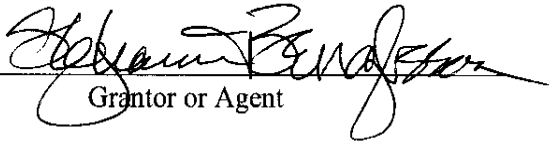
1. General real estate taxes;
2. A non-exclusive easement for pedestrian and vehicular ingress and egress as evidence by Grant of Easement dated March 23, 2006, and recorded April 10, 2006 as Document No. 0610034076 by River Village Townhomes, LLC;
3. Covenants, conditions and restrictions set forth in Covenant dated March 23, 2006 and recorded April 10, 2006 as Document 0610034077 by River Village Townhomes, LLC, made to satisfy the Publicly Accessible Open Space requirement in RBPD 447 for Sub-Area H;
4. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
5. Rights of City of Chicago to maintain facilities located on the land as disclosed by maps from the City of Chicago Water and Sewer Department dated October 17, 1967;
6. Easement Agreement made by and between MW-CPAG Holdings, LLC and River Village Townhomes, LLC recorded July 19, 2002 as Document 0020790567, as amended by First Amendment thereto dated July 2, 2003 and recorded July 3, 2003 as Document 0218407009, granting a perpetual non-exclusive easement over, across or under Townhomes Parcel common areas for the provisions of electric, water, gas and other utilities to serve the Marina Parcel; for maintenance, use and operation of and to serve any of the Marina improvements; ingress and egress to and from the Marina Parcel through the Townhomes Parcel common areas; temporary easement over Townhomes Parcel common areas to permit the construction of the Marina improvements constructed by MW-CPAG Holdings, LLC on the Marina Parcel; maintenance of the sea wall; and the terms, provisions, conditions and limitations as set forth therein;
7. Covenants and Restrictions (but omitting any such Covenant or Restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of The United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to use, density, open space restrictions; zoning control; covenant of cooperation; covenant to complete relationship to amend planned unit development; and building materials contained in the Declaration of Covenants, Conditions and Restrictions entered into by MW-CPAG Holdings, LLC and River Village Townhomes, LLC dated as of June 28, 2002 and recorded July 19, 2002 as Document 0020790565, and amended by First Amendment thereto dated July 2, 2003 and recorded July 3, 2003 as Document 0318407008, which does not contain a reversionary or forfeiture clause;
8. Covenants, conditions and restrictions set forth in Declaration of Easements, Restrictions and Covenants for River Village Townhomes Homeowners Association dated August 15, 2003 and recorded August 19, 2003 as Document No. 0323139068, as amended from time to time.
9. Covenants, conditions and restrictions set forth in Covenant dated January 16, 2003 and recorded January 16, 2003 as Document 0030080068 by River Village Townhomes, LLC and MW-CPAG Holdings, LLC, made to induce the City of Chicago to furnish sewer and water service; and
10. Rights of adjoining owner or owners to the concurrent use of the easements set forth therein.

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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 Grantor 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: Mar 13, 2006


Grantor or Agent

SUBSCRIBED AND SWORN TO before me by the said Grantor/Agent this 23 day of Mar, 2006.



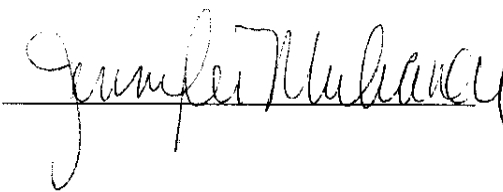


The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Mar 23, 2006


Grantor or Agent

SUBSCRIBED AND SWORN TO before me by the said Grantee/Agent this 23 day of Mar, 2006.





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.