

UNOFFICIAL COPY



0623640126D

Warranty Deed  
Statutory (ILLINOIS)  
(Company to Individual)

Doc#: 0623640126 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/24/2006 11:58 AM Pg: 1 of 3

Above Space for Recorder's use only

THE GRANTOR, 677 RIVER, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, and pursuant to authority given by the Board of Members of said company, CONVEYS and WARRANTS to:

MICHAEL P. MASSARI  
2323 West Sibley  
Park Ridge, Illinois 60068

P.N.T.N.

\_\_\_\_\_, the following described  
Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Permanent Index Numbers: 09-16-303-005-0000  
09-16-303-006-0000  
(Affects Underlying Land)

Address of Real Estate: 677 South River Road, Unit 1D, Des Plaines, Illinois 60016

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 11th day of August, 2006.

677 RIVER, LLC,  
an Illinois limited liability company

By:   
HUBERT CIOROMSKI  
Its: Manager

sb  
18 35  
08  
ca  
ok  
REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00  
NO. 48838 1D  
677 S RIVER  
CITY OF DES PLAINES

Cook County Clerk's Office 3LC

# UNOFFICIAL COPY

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **HUBERT CIROMSKI**, personally known to me to be the Manager of 677 RIVER, LLC, an Illinois 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 the Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of August, 2006.

Commission Expires: March 9, 2010



*Joann Fontana-Mueller*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by: **Robert J. Di Silvestro, Di Silvestro & Associates,**  
5231 North Harlem Avenue, Chicago, IL 60656-1875

MAIL TO:

*Daniel A. Mahon*  
*115 E. Commercial St.*  
*Wood Dale, IL 60191*

SEND SUBSEQUENT TAX BILLS TO:

**MICHAEL P. MASSARI**  
677 South River Road, Unit 1D  
Des Plaines, Illinois 60016

STATE OF ILLINOIS

AUG. 21.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000026089

REAL ESTATE  
TRANSFER TAX

00143.00

FP 103021

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 21.06

COUNTY TAX



REVENUE STAMP

# 000026089

REAL ESTATE  
TRANSFER TAX

00071.50

FP 103025

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## LEGAL DESCRIPTION

UNIT NUMBER **1D** IN 677 RIVER CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11, 12 AND 13 IN SUBDIVISION OF LOTS 7 AND 8 IN LEES' SUBDIVISION IN THE VILLAGE OF DES PLAINES, FORMERLY TOWN OF RAND, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2006 AS DOCUMENT NUMBER 0610034084 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-7 AND STORAGE SPACE S-7 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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 CONDOMINIUM AFORESAID, 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.

SUBJECT ONLY TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION (AND ANY AMENDMENTS THERETO) AND A RESERVATION BY THE DEVELOPER TO ITSELF AND IT SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE; (7) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS AND THE LEASE, IF ANY, OF THE UNIT ("LEASE"); (8) ACTS OF PURCHASER; (9) ENCROACHMENTS, IF ANY; AND (10) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.

P.I.N.: 09-16-303-005-0000 and 09-16-303-006-0000 (Affects Underlying Land)

c/k/a: 677 South River Road, Unit **1D**, Des Plaines, IL 60016