

UNOFFICIAL COPY



Doc#: 0628320204 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/10/2006 02:17 PM Pg: 1 of 3

Warranty Deed
Statutory (ILLINOIS)
(Company to Individual)

P.N.T.N.

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:

ADRIAN KORECKI
4001 Mc Vicker
Chicago, IL 60634

_____, 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 3C, Des Plaines, Illinois 60016

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 12th day of September, 2006.

677 RIVER, LLC,
an Illinois limited liability company

By:
HUBERT CIOROMSKI
Its: Manager

SB
10 23 05
REAL ESTATE TRANSFER TAX \$ 2.00 PER \$ 1,000.00
NO. 48837 # 3C
08 09 06 677 S RIVER
CITY OF DES PLAINES

3

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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 CIOROMSKI**, 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.

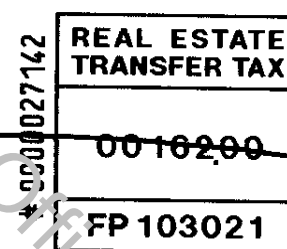
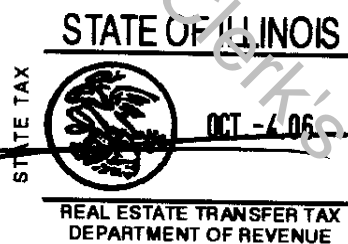
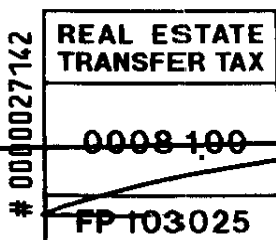
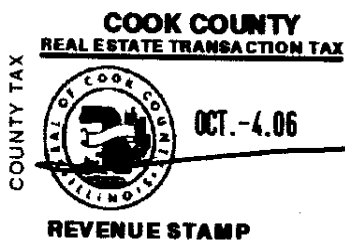
Given under my hand and official seal, this 12th day of September, 2006.

Commission Expires: December 30, 2006



MEL

Notary Public



MAIL TO:

Adrian Korecki
677 S. River Rd #3C
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:

ADRIAN KORECKI
677 South River Road, Unit 3C
Des Plaines, Illinois 60016

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LEGAL DESCRIPTION

UNIT NUMBER 3C 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-5 AND STORAGE SPACE S-5 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 RECIPIED 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 3C, Des Plaines, IL 60016