



07122420120

ONCE RECORDED, MAIL TO:

Doc#: 0712242012 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/02/2007 09:13 AM Pg: 1 of 3

111

River City Laundry, LLC  
c/o Michael A. Fish  
2459 Pick Drive  
Glenview, Illinois 60025

PLEASE MAIL SUBSEQUENT  
TAX BILLS TO:

River City Laundry, LLC  
c/o Michael A. Fish  
2459 Pick Drive  
Glenview, Illinois 60025

Handwritten notes on the left margin, including "111" and "was found at unit".

**SPECIAL WARRANTY DEED**

The GRANTOR, RIVER CITY RESIDENCES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 1030 North Clark Street, City of Chicago, State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does hereby Convey and Warrant to the GRANTEE, RIVER CITY LAUNDRY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 2459 Pick Drive, Village of Glenview, State of Illinois, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

**PARCEL 1:** UNIT A IN THE RIVER CITY PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCKS 85 AND 86 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 THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010692223, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF THE PARCEL AFORESAID AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED GRANT OF RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, 800 SOUTH WELLS STREET, CHICAGO, ILLINOIS, DATED MARCH 14, 2001 AND RECORDED MARCH 28, 2001 AS DOCUMENT NUMBER 0010245091.

COMMON ADDRESS: UNIT A IN THE RIVER CITY PRIVATE RESIDENCES, A CONDOMINIUM,  
AT 800 SOUTH WELLS STREET, CHICAGO, ILLINOIS 60607

P.I.N.: 17-16-401-017-1449

"Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit 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.

Either, (A) the Tenant, if any, of the above Unit has waived or has failed to exercise the right of first refusal; (B) the Tenant of the unit had no right of first refusal; or (C) the Purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.


Handwritten notes on the left margin, including "4370167".

Handwritten signature or initials "ROO 534".

Handwritten signature or initials "3/g".


# UNOFFICIAL COPY

Property of Cook County

STATE OF ILLINOIS  
 STATE TAX  
  
 APR. 25. 07  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX
00165.00
FP 102808

# 0000107754

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 APR. 25. 07  
 REAL ESTATE TRANSFER TAX  
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
00182.50
FP 102802

# 0000101989

CITY OF CHICAGO  
 CITY TAX  
  
 APR. 25. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01237.50
FP 102805

# 000010546

# UNOFFICIAL COPY

Subject to: (a) general real estate taxes not due and payable; (b) easements, covenants, restrictions and building lines of record; (c) encroachments, if any, which do not affect the use of the Unit as a residence or a storage unit, as applicable; (d) applicable City of Chicago zoning, condominium, or building laws or ordinances, including, but not limited to, the Residential Business Planned development No. 225 which permits additional Unit on the properties adjacent to the Property; (e) acts done or suffered by the Purchaser; (f) Condominium Property Act of Illinois; (g) Declaration of Condominium and all amendments thereto; (h) Amended and Restated Grant of Reservation of Easements and all amendments thereto; (i) ~~existing lease to the Unit at a monthly rent of \$0.00 which expires N/A (additional Lease Agreement includes a N/A day written cancellation clause)~~; (j) liens and other matters over which Chicago Title Insurance Company (hereinafter "Title Company") commits to insure by endorsement; (k) existing leases, licenses and agreements affecting the Common Elements; (l) utility easements, if any, whether recorded or unrecorded; and (m) installments due after Closing for assessments levied pursuant to the Declaration.

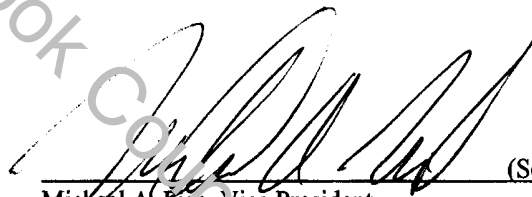
AND THE SAID GRANTOR does hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed this 24<sup>th</sup> day of April, 2007.

RIVER CITY RESIDENCES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

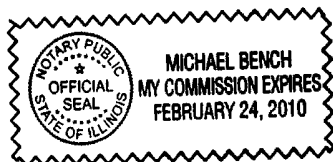
BY: RIVER CITY CONSULTANTS, INC., AN ILLINOIS CORPORATION, ITS MANAGER


By:  (Seal)  
Michael A. Fish, Vice President

State of Illinois  
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael A. Fish, Vice President of River City Consultants, Inc., an Illinois corporation, being the sole manager of River City Residences LLC, an Illinois limited liability company, is 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of April, 2007.



  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

MICHAEL BENCH, INVSCO GROUP, LTD., 1030 NORTH CLARK STREET, #400, CHICAGO, ILLINOIS 60610