ne.

ERCURY TITE

UNOFFICIAL COPY

25

WARRANTY DEED 2074174 tmn IVA

THE GRANTOR, Kingsbury Larrabee, LLC, a Delaware Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: David C. Wiers of 1025 N. Kingsbury Street, Chicago, IL and William Page of 3442 N. Damen, #2, Chicago, IL, as tenants in common ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0718460074 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/03/2007 11:51 AM Pg: 1 of 3

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):

17-04-322-014-0000; 17-04-322-015-0000; 17-04-322-015-0000

Address of Real Estate:

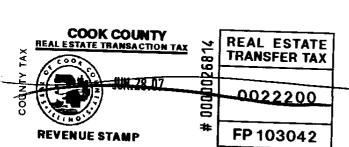
845 North Kingsbury Street, Unit 501/GU-58/S-52 Chicago, Ilir.ois 60610

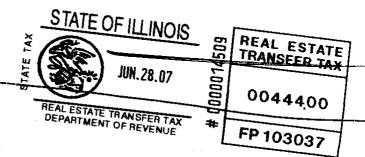
SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements, encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (5) the Peclaration of Condominium for River Village Pointe Condominiums and other recorded condominium occuments, and any amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

City of Chicago

Real Estate

Dept: of Revenue Transfer Stamp \$16690 \$3,330.00 06/28/2007 11:29 Batch 00752 86





0718460074 Page: 2 of 3

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on 1412, 2007.

Kingsbury Larrabee, LLC,

A Delaware limited liability company

BY: EDC Management, Inc.,

an Illinois corporation, its Manager

RY

Konald Shipka, Jr.,

Its: President

State of Illinois)

) ss

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this

"OFFICIAL SEAL"
NOTARY
PUP IC ANGELICA M FELIX
STATE OF
LUNOIS COMMISSION EXPIRES 12/27/09

Notary Public

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Send subsequent tax bills to:

845 North Kingsbury Street

Unit <u>501</u>

Chicago, IL 60610

0718460074 Page: 3 of 3

UNOFFICIAL COPY

PARCEL 1:

UNIT 501 AND GU-58 IN THE RIVER VILLAGE POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 10, 11, 12, AND 13 IN BLOCK 94 IN ELSTON'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

COMMENCING AT A POINT WHERE THE EAST LINE OF KINGSBURY (HAWTHORNE) STREET INTERSECTS THE WEST LINE OF LARRABEE STREET; THENCE NORTH ALONG THE WEST LINE OF LARRABEE STREET, 12.96 FEET FOR A POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE WESTER'LY AT RIGHT ANGLES TO THE WEST LINE OF LARRABEE STREET, 8.00 FEET TO A POINT ON THE EAST LINE OF KINGSBURY (HAWTHORNE) STREET; THENCE NORTHWESTERLY ALONG THE EASTER'LY LINE OF KINGSBURY (HAWTHORNE) STREET, 75.85 FEET; THENCE EASTERLY AND AT RIGHT ANGLES IC THE WEST LINE OF LARRABEE STREET 46.91 FEET TO A POINT; THENCE SOUTHERLY ALONG THE WEST LINE OF LARRABEE STREET 65.00 FEET TO THE POINT OF BEGINNING, BEING A PART OF SLOCK 94 IN ELSTON'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716903045, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-52, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

COMMONLY KNOWN AS: 845 North Kingsbury Street, Unit 501/GU-58, Chicago, Illinois 60610

PINS: 17-04-322-014-0000; 17-04-322-015-0000; 17-04-322-016-0000