



Doc#: 0718406027 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/03/2007 01:27 PM Pg: 1 of 3

MTC#2073779 TA 1 OF 3

WARRANTY DEED

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: **Scott Graden** of 437 W. North Avenue, #PH03, Chicago, IL ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

***AN UNMARRIED MAN**

(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; 17-04-322-016-0000 (AFFECTS PART OF THE UNDERLYING LAND)

Address of Real Estate:

845 North Kingsbury Street, Unit 217/GU-42/S-17 Chicago, Illinois 60610

MGR

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 Declaration of Condominium for River Village Pointe Condominiums and other recorded condominium documents, 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
Dept. of Revenue



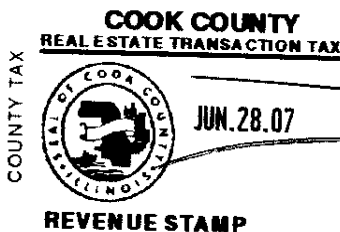
Real Estate

516668

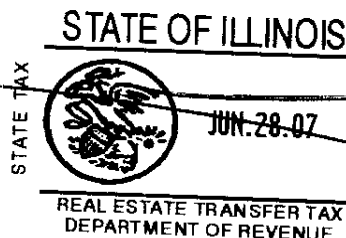
Transfer Stamp

\$1,800.00

06/28/2007 11:17 Batch 00752 85



REAL ESTATE TRANSFER TAX
0012000
FP 103042



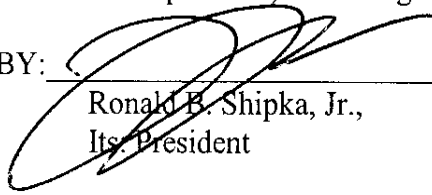
REAL ESTATE TRANSFER TAX
0024000
FP 103037

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on June 25, 2007.

Kingsbury Larrabee, LLC,
A Delaware limited liability company
BY: EDC Management, Inc.,
an Illinois corporation, its Manager

BY: _____

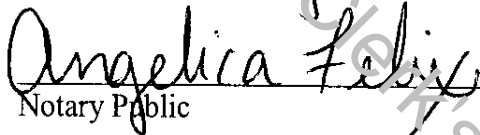

Ronald B. Shipka, Jr.,
Its President

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 25th day of June, 2007.

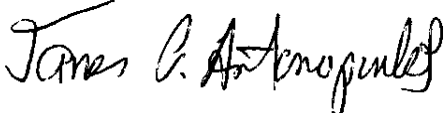



Notary Public

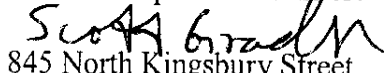
This Instrument was prepared by:

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

Mail to:


5045 W. Herkum

Send subsequent tax bills to:


845 North Kingsbury Street
Unit 217
Chicago, IL 60610

Chicago, IL 60656

UNOFFICIAL COPY**PARCEL 1:**

UNIT 217 AND GARAGE UNIT GU-42 IN THE RIVER VILLAGE POINT 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, 12.93 FEET FOR A POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE WESTERLY 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 EASTERLY LINE OF KINGSBURY (HAWTHORNE) STREET, 75.85 FEET; THENCE EASTERLY AND AT RIGHT ANGLES TO 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 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.

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

PIN#: 17-04-322-014-0000 & 17-04-322-015-0000 & 17-04-322-016-0000 (AFFECTS PART OF THE UNDERLYING LAND)

Commonly known as: 845 N. KINGSBURY ST., UNIT #217
CHICAGO, Illinois 60610

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-17, 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.