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Doc#: 0722241180 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/10/2007 04:18 PM Pg: 1 of 3

WARRANTY DEED

2074429/MW/MCC/10/2

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: **Brian McCarthy** of **7241 West Pueblo Lane, Palos Heights, IL. 60465** ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(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

Address of Real Estate:

845 North Kingsbury Street, Unit 713/GU-81/S-98 Chicago, Illinois 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 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; (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage; and (9) The terms of The Memorandum of Intent to Record Redevelopment Agreement, recorded as Document Number 0717303026, and the terms of the Redevelopment Agreement referenced therein.

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

524796

\$2,298.75

08/10/2007 10:10 Batch 07282 30



M.G.R. TITLE

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



AUG. 10.07

REVENUE STAMP

0000029576

REAL ESTATE TRANSFER TAX

0015325

FP 103042

STATE TAX



STATE OF ILLINOIS

AUG. 10.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000017283

REAL ESTATE TRANSFER TAX

0030650

FP 103037

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 713 and GU-81 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 WESTERLY AT RIGHT ANGLES TO THE WEST LINE OF LARRABEE STREET 8.00 FEET TO A POINT OF THE EAST LINE OF KINGSBURY (HAWTHORNE) STREET; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF KINGSBURY (HAWTHORNE), 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 NUMBER 0716903045, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-98, 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 713/GU-81, Chicago, Illinois 60610

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