

# UNOFFICIAL COPY

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## WARRANTY DEED ILLINOIS STATUTORY Tenancy by the Entirety



Doc#: 0731333018 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2007 08:36 AM Pg: 1 of 3

CT 1A2

THE GRANTOR, **600 FAIRBANKS COURT DEVELOPMENT COMPANY LLC**, a Delaware limited liability company (the "Grantor") with an address of 610 North Fairbanks, Chicago, Cook County, Illinois 60611, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **MICHAEL L. RIVA AND HANNA LEE RIVA** husband and wife (the "Grantee"), of 420 West Ontario, Unit 408, Chicago, Illinois 60610, not as Tenants in Common or as Joint Tenants but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit.

UNIT 1507 AND PARKING UNIT P 6-3 IN THE 600 NORTH FAIRBANKS CONDOMINIUM, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


Permanent Real Estate Index Numbers: parts of 17-10-206-024-0000 and 17-10-206-025-0000  
Address of Real Estate: 600 North Fairbanks, Units 1507 and 6-3, Chicago, Illinois 60611

SUBJECT TO: (a) general real estate taxes and assessments not due and payable at the time of the closing; (b) terms, conditions, and restrictions contained in the Declaration, any amendments thereto, and the Illinois Condominium Property Act, as amended from time to time; (c) easements, covenants, conditions, restrictions, ordinances, and building lines of record; (d) easement agreements which may hereafter be executed by Seller, provided such easements do not impair the use of the Unit as a single family residence; (e) applicable zoning, health, and building laws and ordinances; (f) acts done or suffered by Grantee or anyone claiming by, through, or under Grantee; (g) any mortgage and related security in connection with Grantee's financing of the purchase of the Unit; and (h) liens and other matters as to which the title insurer commits to insure Grantee against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Box 400-CTCC


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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**  
 STATE TAX  
  
 NOV.-7.07  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX
00526.00
FP 103024

# 0000008653

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 NOV.-7.07  
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
00263.00
FP 103022

# 0000006712

**CITY OF CHICAGO**  
 CITY TAX  
  
 NOV.-7.07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
03945.00
FP 103023

# 0000005932

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Grantor also hereby grants to the Grantee, its 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, 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.

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or as Tenants in Common but as Tenants by the Entirety forever.

Dated this 7<sup>th</sup> day of November, 2007

**600 FAIRBANKS COURT DEVELOPMENT COMPANY LLC,**  
a Delaware limited liability company

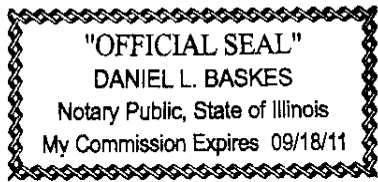
By: Schatz Development LLC, an Illinois limited liability company,  
its Manager

By: Andrena Rodgers  
Andrena Rodgers, Vice President

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrena Rodgers, Vice President of Schatz Development LLC, an Illinois limited liability company Manager of 600 FAIRBANKS COURT DEVELOPMENT COMPANY LLC, a Delaware limited liability company 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7<sup>th</sup> day of November, 2007



[Signature] (Notary Public)

**Prepared by:**

Law Offices of Daniel L. Baskes  
980 North Michigan Avenue, Suite 1380  
Chicago, Illinois 60611

**After Recordation, Return the Deed to:**

Galanapolous and Galvan  
340 W Butterfield Road, Unit 1A  
Elmhurst, Illinois 60126  
Attention: Dean Galanapolous

05-1447

**Mail Tax Bills to:**

Michael and Hanna Lee ~~Rice~~  
600 N Fairbanks, Unit 1507  
Chicago, Illinois 60611