



Doc#: 0733922128 Fee: \$34.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 12/05/2007 04:03 PM Pg: 1 of 6

Doc#: 0515314358  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/02/2006 01:51 PM Pg: 1 of 4



Doc#: 0727509088 Fee: \$34.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 10/02/2007 03:02 PM Pg: 1 of 6

**SPECIAL  
WARRANTY  
DEED**

2  
0733922128

THIS INDENTURE, made this 31st day of May, 2005 between River Village Townhomes, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois whose business address is 200 The

Enterprise Companies, 600 West Chicago Avenue, #570, Chicago, Illinois 60610 party of the first part, and Chicago Housing Authority, an Illinois municipal corporation, whose address is: 626 West Jackson Boulevard, Chicago, Illinois 60661 party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of Ten and No/100 ---- (\$10.00) ---- Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 of Easements, Restrictions, and Covenants for River Village Townhomes Homeowner Association, aforesaid, and party of the first part 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

After Recording Return to:

Suzanne K. Chung, Esq.  
The Chicago Housing Authority  
Office of the General Counsel  
200 West Adams Street, Suite 2100  
Chicago, Illinois 60606

Box 400-CTCC

This deed is being re-recorded to reflect the Permanent Index Numbers as re-assigned by the Cook County Assessor's Office under Division Number 2006-01535 dated 05/10/2006. (See Addendum A, attached.)

This deed is being re-recorded to correct errors in the attached Addendum A.

# UNOFFICIAL COPY

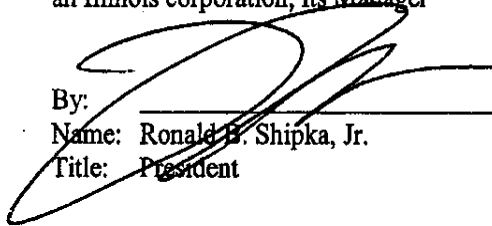
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.

**River Village Townhomes, LLC, a Delaware limited liability company**

By: EDC River Village Townhomes, LLC  
a Delaware limited liability company, a Manager

By: EDC Management, Inc.,  
an Illinois corporation, its Manager

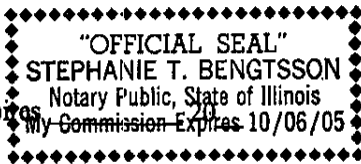
By: \_\_\_\_\_  
Name: Ronald B. Shipka, Jr.  
Title: President



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., personally known to me to be the President of EDC Management, Inc., an Illinois corporation, the Manager of EDC River Village Townhomes, LLC, a Delaware limited liability company, the Manager of River Village Townhomes, LLC, a Delaware limited liability company, and 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 as such President, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of May, 2005.



Commission expires

\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Mary B. Koberstein, Esq.  
Centrum Properties, Inc.  
225 West Hubbard, 4<sup>th</sup> Floor  
Chicago, IL 60610

Send Subsequent Tax Bills To: CHICAGO HOUSING AUTHORITY  
626 W. JACKSON ROAD.  
CHICAGO ILLINOIS 60606  
Attn: Terry Peterson

**UNOFFICIAL COPY****Exhibit A****Legal Description****PARCEL 1:**

Lots 10, 20, 77, 87, 59, 60, and 61 in River Village Subdivision in the West ½ of the Southwest ¼ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat of Subdivision recorded April 26, 2005 as document 0511644019

**PARCEL 2:**

Non-exclusive easements for use, enjoyment, ingress and egress for the benefit of Parcel 1 aforesaid, as credited by the Declaration of Easements, Restrictions and Covenants for River Village Townhomes Homeowners Association dated August 15, 2003 and recorded August 19, 2003 as document No. 0323139068, as amended from time to time.

**PARCEL 3:**

Easement for parking of passenger automobiles for the benefit of Parcel 1, aforesaid, as credited by Easement Agreement recorded December 16, 2004 as Document 0435119205 over the Parking Easement Area more particularly described as Parking Easement Area One through Parking Easement Area Four inclusive, as described on Exhibit "C" attached thereto.

**Address of Property:**

632 W. Oak Street, Chicago, Illinois 60610  
 1019 N. Kingsbury Street, Chicago, Illinois 60610  
 651 W. Hobbie Street, Chicago, Illinois 60610  
 1037 N. Kingsbury Street, Chicago, Illinois 60610  
 1042 N. Kingsbury Street, Chicago, Illinois 60610  
 1044 N. Kingsbury Street, Chicago, Illinois 60610  
 1046 N. Kingsbury Street, Chicago, Illinois 60610

**Permanent Index Numbers:**

17-04-300-004-0000  
 17-04-316-007-0000  
 17-04-316-008-0000

Exempt under provisions of Paragraph D,  
 Section 4, Real Estate Transfer Tax Act.

5/31/05 Stephanie Bengtson  
 (Date) Buyer, Seller or Representative

**EXEMPT UNDER PROVISIONS OF PARAGRAPH**  
B, SEC. 200, 1-2 (B-6) or PARAGRAPH  
  , SEC. 200, 1-4 (B) OF THE CHICAGO  
 TRANSACTION TAX ORDINANCE.

5/31/05 Stephanie Bengtson  
 DATE BUYER, SELLER REPRESENTATIVE

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## Exhibit B

### Permitted Exceptions

1. General Real Estate Taxes not yet due and payable;
2. Rights of City of Chicago to maintain facilities located on the land as disclosed by maps from the City of Chicago Water and Sewer Department dated October 17, 1967;
3. Easement Agreement made by and between MW-CPAG Holdings, LLC and River Village Townhomes, LLC recorded July 19, 2002 as Document 0020790567, as amended by First Amendment thereto dated July 2, 2003 and recorded July 3, 2003 as Document 0318407009, granting a perpetual non-exclusive easement over, across or under townhomes Parcel common areas for the provisions of electric, water, gas and other utilities to serve the Marina Parcel; for maintenance, use and operation of and to serve any of the Marina improvements; ingress and egress to and from the Marina Parcel through the Townhomes Parcel common areas; temporary easement over Townhomes Parcel common areas to permit the construction of the Marina improvements constructed by MW-CPAG Holdings, LLC on the Marina Parcel; maintenance of the sea wall; and the terms, provisions, conditions and limitations as set forth therein;
4. Covenants and Restrictions (but omitting any such Covenant or Restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of The United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to use, density, open space restrictions; zoning control; covenant of cooperation; covenant to complete relationship to amend planned unit development; and building materials contained in the Declaration of Covenants, Conditions and Restrictions entered into by MW-CPAG Holdings, LLC and River Village Townhomes, LLC dated as of June 28, 2002 and recorded July 19, 2002 as Document 0020790565, and amended by First Amendment thereto dated July 2, 2003 and recorded July 3, 2003 as Document 0318407008, which does not contain a reversionary or forfeiture clause;
5. Covenants, conditions and restrictions set forth in Covenant dated January 16, 2003 and recorded January 16, 2003 as Document 0030080068 by River Village Townhomes, LLC and MW-CPAG Holdings, LLC, made to induce the City of Chicago to furnish sewer and water service;
6. Terms, provisions and conditions relating to the Easement Agreement recorded December 16, 2004 as Document 0435119205;
7. Rights of adjoining owner or owners to the concurrent use of the easements; and
8. Declaration of Easements, Covenants, Conditions and Restrictions for River Village Townhomes Homeowners Association recorded August 19, 2003 as Document 0323139068, as amended by First Amendment recorded February 5, 2004 as Document 040362706, Second Amendment recorded June 17, 2004 as Document 0416941086 and Third Amendment recorded November 19, 2004 as Document 0432427015.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

I CERTIFY THAT THIS DOCUMENT  
IS A TRUE AND CORRECT COPY

OF DOCUMENT

0515314356

SEP 21 07



RECORDS & CLERK

# UNOFFICIAL COPY

## ADDENDUM A

**PERMANENT INDEX NUMBERS AS RE-ASSIGNED  
BY THE COOK COUNTY ASSESSOR'S OFFICE  
UNDER DIVISION NUMBER 2006-01535  
DATED 05/10/2006**

PIN	ADDRESS
17-04-316-019-0000	632 W. Oak Street, Chicago
<del>17-04-316-029-0000</del>	<del>1000 N. Crosby, Chicago</del>
<del>17-04-316-028-0000</del>	<del>1029 N. Kingsbury Street, Chicago</del>
17-04-316-064-0000	1037 N. Kingsbury Street, Chicago
17-04-316-054-0000	651 W. Hobbie Street, Chicago
17-04-300-072-0000	1042 N. Kingsbury Street, Chicago
17-04-300-073-0000	1044 N. Kingsbury Street, Chicago
17-04-300-074-0000	1046 N. Kingsbury Street, Chicago