

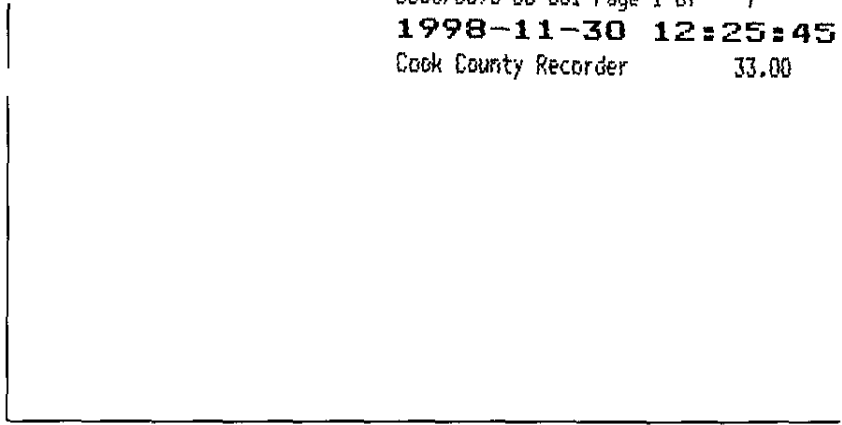
UNOFFICIAL COPY



08077127

3583/0090 66 001 Page 1 of 7
1998-11-30 12:25:45
Cook County Recorder 33.00

WARRANTY DEED
DEED IN TRUST



77687727H Cube 10H
policy

THE GRANTOR, River East, L.L.C., A Delaware Limited Liability Company, for and in consideration of the sum of TEN (\$10.00) and 00/100----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

FIRST UNITED BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 9, 1998 KNOWN AS TRUST NUMBER 1891 of 7626 W. LINCOLN HIGHWAY, P.O. BOX 632, FRANKFORT, IL 60423

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-10-219-002; 17-10-219-003;
17-10-219-004

Address of Real Estate: 480 N. MCCLURG COURT, UNIT 1003-N & P-250, Chicago, IL 60610

SEE EXHIBIT I ATTACHED HERETO.

TO HAVE AND TO HOLD THE SAID PREMISES the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Marilyn Walsh, Executive Vice-President of MCL Companies of Chicago Inc., River East, L.L.C., this 20TH day of October, 1998.

River East, L.L.C.,
A Delaware Limited Liability Company

By: MCL Companies of Chicago, Inc.,
an Illinois Corporation, Manager

By: Marilyn Walsh
Marilyn Walsh, Executive Vice-President

BOX 333-CTI

LEGAL DESCRIPTION

PARCEL 1:

Unit 1003-N & P-250 PARCEL 1: IN CITYVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

FOR

PARCEL 2: A NON-EXCLUSIVE EASEMENT ~~OR~~ THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS OF EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND A RESERVATION BY CITYVIEW CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION; DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS AMENDED FROM TIME TO TIME (THE "DECLARATION OF EASEMENTS"); DECLARATION OF DEVELOPMENT RIGHTS AND RESTRICTIONS MADE BY THE CHICAGO DOCK AND CANAL TRUST RECORDED FEBRUARY 26, 1992 AS DOCUMENT NUMBER 92121227; TERMS PROVISIONS RIGHTS, DUTIES, AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT RIGHTS AGREEMENT RECORDED DECEMBER 31, 1985 AS DOCUMENT NUMBER 85343997 AND FILED DECEMBER 31, 1985 AS DOCUMENT NUMBER LR3487130 BY AND BETWEEN CHICAGO DOCK AND CANAL TRUST, AN ILLINOIS BUSINESS TRUST AND THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); MUTUAL GRANT OF EASEMENT DATED DECEMBER 18, 1986 AND RECORDED AS DOCUMENT NUMBER 87106321; TERMS AND PROVISIONS IN THE DECLARATION OF PROTECTIVE COVENANTS FOR CITYFRONT CENTER EAST, CHICAGO, ILLINOIS RECORDED AUGUST 31, 1989 AS DOCUMENT NUMBER 89410218 AND FIRST AMENDED RECORDED DECEMBER 20, 1989 AS DOCUMENT NUMBER 89608952; THE TERMS AND PROVISIONS OF ORDINANCE DATED NOVEMBER 26, 1986 RECORDED AS DOCUMENT 87106319; THE TERMS PROVISIONS AND CONDITIONS OR PLANNED DEVELOPMENT ORDINANCE NUMBER 368 ADOPTED NOVEMBER 6, 1985; THE TERMS OUTLINED IN CHICAGO PLAN COMMISSION APPROVAL DATED SEPTEMBER 12, 1985 UNDER THE LAKEFRONT PROTECTION ORDINANCE CITY OF CHICAGO DEPARTMENT OF PLANNING GUIDELINES ISSUED FOR CITYFRONT CENTER DATED SEPTEMBER, 1985; THE ENCROACHMENT BY WALL LIGHTS AND SIGN OVER THE WEST LINE OF THE PARCEL ONTO NORTH NEW STREET; ENCROACHMENT BY

State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Marilyn Walsh personally known to me to be the Executive Vice-President of MCL Companies of Chicago, Inc., Manager of River East, L.L.C., 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 the Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, on October 20, 1998.

IMPRESS
NOTARIAL SEAL
HERE

Oct 17 2001
My Commission Expires



Patricia A. Moore
Notary Public

This instrument was prepared by MCL Companies of Chicago, Inc., 1337 W. Fullerton, Chicago, Illinois 60614.

Mail to: David G. Seil, Attorney / Send subsequent Tax Bill To:
Po Box 332 / First United Bank Trust 1891
New Lenox IL 60457-0332 / Po Box 632
Frankfort, IL 60423

UNOFFICIAL COPY

08077127

METAL SIGN POLES, CONCRETE CURBING, BRICK WALL AND BRICK CANOPY OVER THE EAST LINE OF THE LAND BY UNDISCLOSED DISTANCES; RIGHTS OF THE TENANT OTHER THAN BUYER ("EXISTING TENANT") UNDER THE EXISTING LEASE OF THE RESIDENTIAL UNIT, IF ANY ("EXISTING LEASE") AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE COMMITS TO INSURE BUYER AGAINST LOSS AND DAMAGE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

08077127

EXHIBIT I

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

UNOFFICIAL COPY

08077127

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor___ hereby expressly waive___ and release ___ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Property of Cook County Clerk's Office

**WARRANTY DEED
EXHIBIT A**

The Tenant of this unit has waived or has failed to exercise the Right of First Refusal.

Property of Cook County Clerk's Office