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09023340

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1999-11-01 11:40:51
Cook County Recorder 25.50



09023340

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

Hegarty, Kowals & Flannery
301 W. Touhy
Park Ridge IL 60068

NAME & ADDRESS OF TAXPAYER:

Catherine Pekosh
650 S. River Road #413
Des Plaines, IL 60016



RECORDER'S STAMP

Unit A 515793651 1a2

THE GRANTOR, RIVER DEVELOPMENT, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of ten and 00/100 dollars, in hand paid, and pursuant to authority given by the Members of said company, CONVEYS and WARRANTS to

CATHERINE R. PEKOSH, a widow
8513 W. Carol, Niles, IL 60714

(NAME AND ADDRESS OF GRANTEE)



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

UNIT 2-413 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97131342 AND AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 AND 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.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P2-67/68 AND STORAGE SPACE NUMBER S2-67/68, AS LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Permanent Real Estate Index Number(s): 09-17-416-029-1104, Volume 89

Address of Real Estate: 650 S. River Road, Des Plaines, Illinois 60016

CASA DIVISION OF THE COOK COUNTY RECORDER'S OFFICE

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In Witness Whereof, said Grantor has caused its name to be signed to these presents this 27th day of October, 1999.

RIVER DEVELOPMENT, L.L.C.

By: Norwood Builders, Inc., a Manager

By: *Susan J. Smith*
Vice-President

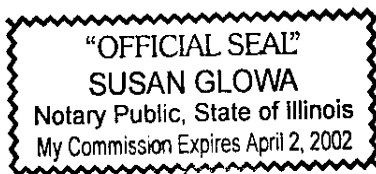
STATE OF ILLINOIS)
 } ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Vice-President of Norwood Builders, Inc., a Manager in River Development, 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 such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of River Development, L.L.C., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of October, 1999.

Susan Glowa
Notary Public

NOTARIAL SEAL



CITY OF DES PLAINES
TRANSFER STAMP

This instrument was prepared by James R. Duerr, 7458 N. Harlem Avenue, Chicago, IL 60631.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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Property

STATE TAX
STATE OF ILLINOIS
COOK COUNTY
OCT. 29. 99
00000898
FP326700
0029500
REAL STATE TAX
TRANSFER TAX

County

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
OCT. 29. 99
00000898
FP326679
0011750
REAL ESTATE TAX
TRANSFER TAX

Office

09023340