

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1215204038 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2012 11:10 AM Pg: 1 of 3

MAIL TO:  
Daniel M. Loewenstein  
Attorney at Law  
130 S. Jefferson Street, Suite 350  
Chicago, Illinois 60661

GRANTEE / TAXPAYER:  
1646 River Street LLC  
c/o MDC Arizona Corp.  
2441 North Leavitt Street  
Chicago, Illinois 60647

THE GRANTORS, Ranganatha Prasad and Sheila Prasad, Husband and Wife, of Oak Brook, Illinois, for and in consideration of 10 and No/100 Dollars, and for other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, hereby Remise, Release, Convey and Confirm unto the GRANTEE, 1646 River Street, LLC, an Illinois Limited Liability Company, all of their right, title, and interest, including homestead, in the following described real estate, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to taxes, easements, and claims, restrictions, and liens of record which relate to any work performed or material supplied prior to the time Grantors took title, including any liens or potential claims of liens from those persons and/or entities set forth on Schedule A attached hereto, and subject to any liabilities, exceptions to title insurance coverage, or defects arising from or in any way related to or connected with Cook County case number 2010 CH 48279, and subject to the rights of Yazmin Morales as tenant under her lease of Unit 513 from the Grantors, which lease ends on July 31, 2012.

Permanent Index Numbers: 09-16-302-026-1056 & 09-16-302-026-1337  
Common Address: 1646 River Street, Unit 513 & P-193, Des Plaines, Illinois 60016  
DATED this 23<sup>rd</sup> day of April, 2012.

(SEAL)

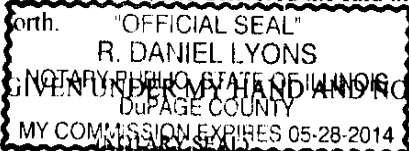
**P.N.T.N.**

RANGANATHA PRASAD

(SEAL)

SHEILA PRASAD

I, R. DANIEL LYONS Notary Public and Attorney at Law, hereby state that the foregoing Grantors, RANGANATHA PRASAD and SHEILA PRASAD, personally known by me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the purposes and uses therein set



GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23<sup>RD</sup> DAY OF APRIL, 2012:

NOTARY PUBLIC

This Instrument was prepared by:

R. DANIEL LYONS, Attorney at Law, 5008 Fairview Avenue, Suite C, Downers Grove, Illinois 60515 (630) 969-3330

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P 32  
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## LEGAL DESCRIPTION



Parcel 1: Unit 513 & P-193 together with its undivided percentage interest in the common elements, in Everleigh Condominium as delineated and defined in the Declaration recorded as Document No. 0925318024, in Section 16, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: **09-16-302-026-1056**

Parcel 2: Exclusive use for storage purposes in and to Storage Space No. 5-19, a limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Permanent Index Number: **09-16-302-026-1337**


 REAL ESTATE TRANSFER TAX \$ 1,000.00  
 NO. 54090 #513  
 04 1646 RIVER ST  
 24 CITY OF DES PLAINES  
 12

REAL ESTATE TRANSFER		05/07/2012
	COOK	\$147.75
	ILLINOIS:	\$295.50
	<b>TOTAL:</b>	<b>\$443.25</b>
09-16-302-026-1056   20120501600653   0U2RVK		

R. DANIEL LYONS  
Attorney at Law  
5008 Fairview Avenue, Suite C  
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## SCHEDULE A

Contractory / Subcontractor	Trade
Auburn Corporation	Glass
Cybor Fire Protection	
Schini's Elevator	Elevators
Corporate Plumbing	Plumbing
Concept Plumbing	Site utilities
Dorr Stoltz Mason Contractor	Masonry
Spancrete of Illinois	Precast concrete
Premier Electric	Electric
Consumer Tile	Tile & Carpet
Alright Concrete	Concrete foundation
D.L. Jones, Inc. (Concrete Decks)	Concrete floor topping
ALCA	Concrete Forming
GHC Mechanical	HVAC
Stock Building Supply, LLC	Cabinets & vanities
DePinto Carpentry	Finish carpentry
ALCA	Carpentry
American Building Services	Doors, frames, hardware
Whirlpool Corporation	Appliances
Estate Hardwood Floors Corp. (Kultur)	Hardwood flooring
Janus International Corporation	Storage units (material & install)
Contract Mirror & Supply	Shower Enclosures & Mirrors
T.W. Olson Roofing, Inc.	TPO Roof (main roof)
Sager Sealant Corporation	Sealants, caulking, traffic topping
Glacier Paving	Paving work
RWC Construction	Railing install
Triangle Decorating Company	Painting
Superior Labor Solutions	Labor
Alright Concrete	Site concrete
Wienmar, Inc. (Marble Works)	Vanity tops, cultured marble
Granite Surfaces (formerly Granite Xpress)	Granite (material & install)
Michael Nicholas, LLC	Carpentry labor
Uni-Max Management Corp	Janitorial services
MultiSystem Building Maintenance	Janitorial services
Contract Mirror & Supply	Shower Doors
Epstein Construction, Inc.	
First Choice Drywall (supplier to DePinto)	Drywall
Epstein Construction, Inc.	
Flooring Connection (sub to Consumer Tile)	Tile, Carpet, VCT Install (sub to Consumer Tile)
Flooring Connection (see note)	Tile, Carpet, VCT Install (sub to Consumer Tile)
Granite Express (supplier to Granite Xpress / Granite Surfaces)	Granite installation (sub to Granite Xpress / Granite Surfaces)
Gypsum Supply Co. (supplier to ALCA)	Drywall
Smart Interiors (sub to DePinto)	Drywall tape & finish (sub to DePinto)