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2462905
91462905

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR RIVER WEST 2 JOINT VENTURE, a joint venture

corporation 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 NO/100 DOLLARS,
and other good and valuable consideration

in hand paid, and pursuant to authority given by the Board of said joint venture of said corporation
CONVEYS and WARRANTS to RICHARD MERLO and SHEILA JANIN, HIS WIFE, not as
~~joint tenants or as tenants in common but as~~ (NAME AND ADDRESS OF GRANTEE)
~~tenants by the entirety~~

whose address is 3930 North Pine Grove, Chicago, Illinois

the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit: See legal description attached hereto as Exhibit "A".

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 of Condominium, 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.

This Deed is also subject to those liens of record and described on Exhibit "B" attached hereto.

The real estate conveyed herein constitutes the Grantee's homestead.

Property Address 939 West Huron Street, Unit 105, Chicago, Illinois 60622

PIN: 17-08-220-029-031, 034-039, 041 and 042

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE SEP-691
750.00

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name
to be signed to these presents by its authorized signatories President, and attested by its
thereto Secretary this 27th day of August, 1991.

RIVER WEST 2 JOINT VENTURE

IMPRESS
CORPORATE SEAL
HERE

BY [Signature] 14⁰⁰
PRESIDENT
SECRETARY

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 Marc Berger
personally known to me to be the and President of the Tami Bay
personally known to me to be the authorized
corporation, and signatories personally known to me to be
the Secretary of said joint venture and personally known to me to be
me to be the same persons whose names are subscribed to the foregoing instru-
ment, appeared before me this day in person and severally acknowledged that as
authorized signatories President and Secretary, they signed
and delivered the said instrument as such President and
Secretary of said corporation, and caused the corporate seal of said corporation
to be affixed thereto, pursuant to authority, given by the Board of said joint
venture corporation as their free and voluntary act, and as the free and voluntary
act and deed of said joint venture for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of August, 1991.

Commission expires June 1, 1992 Robert R. Goldstein
NOTARY PUBLIC

This instrument was prepared by Abraham Trieger, Esq., Levanfeld, Eisenberg et al.
33 West Monroe Street, 21st Floor, Chicago, Illinois 60603
(NAME AND ADDRESS)

"OFFICIAL SEAL"
ROBERT R. GOLDSTEIN
Notary Public, State of Illinois
My Commission Expires June 1, 1992

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
200.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
1000.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
750.00

91462905
DOCUMENT NUMBER

647326187 DC 78C 47112 1092

MAIL TO
Scott Wilton
Williams Rubenstein et al
140 S. Dearborn Suite 800
Chicago, Illinois 60603

ADDRESS OF PROPERTY:
939 West Huron, Unit 105
Chicago, Illinois 60622
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO
Richard Merlo
939 West Huron Unit 105
Chicago, Illinois 60622

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WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"****(Legal Description)****PARCEL 1:**

UNIT NO. 105 IN THE RIVER WEST 2 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 29 TO 39 BOTH INCLUSIVE AND TAKEN AS ONE TRACT, (EXCEPTING THEREFROM THAT PART OF THE NORTH 180.34 FEET OF SAID TRACT LYING WEST OF THE EAST 73.0 FEET THEREOF) IN BLOCK 1 IN RIDGLEY'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND, THE WEST 22.50 FEET OF THE EAST 95.50 OF THE NORTH 180.34 FEET OF LOTS 29 THROUGH 36, BOTH INCLUSIVE AND TAKEN AS ONE TRACT, IN BLOCK 1 IN RIDGLEY'S ADDITION TO CHICAGO IN THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LAND, PROPERTY AND SPACE LYING BETWEEN A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF +22.30 FEET ABOVE THE CHICAGO CITY DATUM (WHICH ELEVATION IS THE LOWER SURFACE OF THE FLOOR SLAB OF THE OUTSIDE DECK CONTAINED WITHIN SAID SPACE) AND A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF +32.94 FEET ABOVE THE CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 27, 1991 AS DOCUMENT NO. 91441393, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 35 AND 36, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 91441393.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER 105, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 91441393.

PROPERTY ADDRESS: 939 WEST HURON STREET
CHICAGO, ILLINOIS 60622

PROPERTY IDENTIFICATION NUMBERS:

17-08-220-029	17-08-220-036
17-08-220-030	17-08-220-037
17-08-220-031	17-08-330-038
17-08-220-042	17-08-220-039
17-08-220-041	
17-08-220-034	
17-08-220-035	

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EXHIBIT "B"

Subject to: (a) general real estate taxes not due and payable; (b) the Condominium Property Act of the State of Illinois and Chapter 100.2 of the Municipal Code of the City of Chicago, Illinois, including all amendments thereto; (c) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded August 27, 1991 as Document Number 91441393, as amended from time to time; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, easements, encroachments and agreements of record which do not interfere with the use of the Unit for residential purposes or impair its merchantability or which pertain solely to the Common Elements; (f) rights, if any, of persons providing private television services; (g) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (h) reciprocal easements reserved in the Deed from the American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 19, 1980 and known as Trust Number 110857-01 to River West 2 Joint Venture, an Illinois joint venture recorded August 27, 1991 as Document Number 91441392 in and to any and all structural supports below a plane being +22.30 feet above the Chicago City Datum together with the right of access for the maintenance of same as shown on the plans attached as Exhibit "B" to said instrument; (i) conditions and restrictions contained in the Deed from the American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 19, 1980 and known as Trust Number 110857-01 to River West 2 Joint Venture, an Illinois joint venture recorded August 27, 1991 as Document Number 91441392; and (j) any other matters which shall be insured over by the title insurer.

Clerk's Office

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