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WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

RON HANKIN
345 N. QUENTIN
PALATKA, IL 60667

97402347

DEPT 001 RECORDING

\$27.50

NAME & ADDRESS OF TAXPAYER:

MELINDA CHEUNG
P.O. Box 46379
CHICAGO, IL 60646

TRAN 9347 06/06/97 08:50:00

REC * - 97 - 402347

RECORDER'S STAMP COOK COUNTY RECORDER

SAS - A DIVISION OF INTERCOUNTY

10E38841S

2750

RECEIVED

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THE GRANTOR, RIVER'S EDGE, 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:

Michael Khadivar and Melinda Cheung, his wife
5320 Northshore
Lincolnwood, Illinois 60646

(NAME AND ADDRESS OF GRANTEE)

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

UNIT 3-402 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER'S EDGE CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95803644 AND AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, 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 P3-8 AND STORAGE SPACE NUMBER S3-8, AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM

Permanent Real Estate Index Number(s): **13-10-200-014, Volume 330**
Address of Real Estate: **5320 N. Lowell Avenue, Chicago, IL 60630**

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97402247

CITY OF CHICAGO
MAY--96
5000 01
REAL ESTATE TRANSFER TAX 966883

CITY OF CHICAGO
MAY--96
5000 01
REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

125 103

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002564

CITY OF CHICAGO
MAY--96
5000 01
REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

CITY OF CHICAGO
MAY--96
6175 01
REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

STATE OF ILLINOIS
MAY--96
1740 01
REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

Cook County
REAL ESTATE TRANSACTION TAX
MAY--96
887 00
REVENUE STAMP 966893

CITY OF CHICAGO
MAY--96
5000 01
REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

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In Witness Whereof, said Grantor has caused its name to be signed to these presents this 16th day of MAY, 1997.

RIVER'S EDGE, L.L.C.

By: **Norwood Builders, Inc., its Manager**


By: 
Bruce J. Adreani, President

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Bruce J. Adreani personally known to me to be the President of Norwood Builders, Inc., the Manager of River's Edge, 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 President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of River's Edge L.L.C., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of May, 1997.


Colleen A. Godawa, Notary Public
My Commission Expires: 5/10/2000



CITY OF CHICAGO
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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AFFIDAVIT OF TITLE

STATE OF ILLINOIS

} ss

COUNTY OF COOK

The undersigned Affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantees hereinafter named:

That Affiant has an interest in the premises described below or in the process thereof or is the grantor in the deed dated May 16, 1997 to **Michael Khadivar and Melinda Cheung**

UNIT 3-401 RIVER'S EDGE CONDOMINIUM NUMBER 3
5320 N. Lowell Avenue, Chicago, IL 60630

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the effective date of May 8, 1997, in the report on title issued by **Lincoln Park Title Company**, Affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against Affiant, nor has any judgment or decree been rendered against Affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against Affiant within five days from the date hereof.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

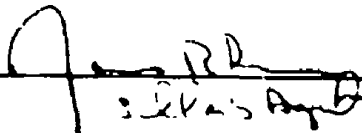
That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Affiant further states:

NAUGHT

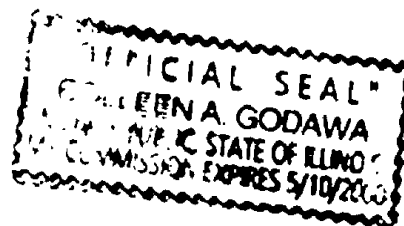
RIVER'S EDGE, L.L.C.

By: **Norwood Builders, Inc., Its Manager**

By:  [Seal]

SUBSCRIBED and SWORN to before me
this 16th day of May, 1997.


Notary Public



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