

WARRANTY DEED

ILLINOIS STATUTORY
(Limited Liability Company to Individual)

MAIL TO:

Ken Bell
230 West... at 2070
Chicago, IL 60606

NAME & ADDRESS OF TAXPAYER:

Donna Nepon
5320 N. Lowell Ave., # 3-203
Chicago, IL 60630

DEPT. OF RECORDING 125.50
15000 - TRAM 9238 07/14/97 10120100
4437 3 51K * 97-15003269
COOK COUNTY RECORDER

RECORDER'S STAMP

SAS A Div of Intercounty 914870821 A
Property of Cook County Clerk's Office

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:

Donna Nepon
1421 W. Byron, Chicago, IL 60613

(NAME AND ADDRESS OF GRANTEE)

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

UNIT 3-203 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 P3-3 AND STORAGE SPACE NUMBER S3-3, 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

2117
97503269

UNOFFICIAL COPY

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

RIVER'S EDGE, L.L.C.

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

By: _____
Bruce J. Adreani, 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 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 _____ day of _____, 1997.

Irene T. Skopp, Notary Public
My Commission Expires: December 5, 1998



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).

69280526

UNOFFICIAL COPY

125103

Cook County
REAL ESTATE TRANSACTION TAX
MAY - 06
REVENUE STAMP
083.70

CITY OF CHICAGO
MAY - 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
500.00

CITY OF CHICAGO
MAY - 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
500.00

CITY OF CHICAGO
MAY - 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
256.20

CITY OF CHICAGO
APR - 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
5.00

STATE OF ILLINOIS
MAY - 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
1675.00

002564

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046185

6928926

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