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97562014

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAILED:

Engraving & Printing
The Post Office # 2920 Chicago, IL 60611

DEPT-01 RECORDING

\$2

T40001 TRAN 142 08/04/97 10:43

42334 : RC *-97-5620

COOK COUNTY RECORDER

RECORDER'S STAMP

NAME & ADDRESS OF TAXPAYER:

Marie E. Lehan
5320 N. Lowell Avenue, Unit 330
Chicago, IL 60630

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:

Marie E. Lehan
4352 N. Kostner, Chicago, IL 60641

(NAME AND ADDRESS OF GRANTEE)

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

UNIT 3-408 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 P3-24 AND STORAGE SPACE NUMBER S3-24, 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

Enter County 5149231 I SAS Unit A

2500

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In Witness Whereof, said Grantor has caused its name to be signed to these presents this 21st day of July, 1997.

RIVER'S EDGE, L.L.C.

By: Norwood Builders, Inc., its Manager

By: [Signature]
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 21st day of July, 1997.

[Signature]
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).

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Property of Cook County Clerk's Office

CITY OF CHICAGO
NO. 100
5725 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO
NO. 100
3000 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

128 103

Cook County
REAL ESTATE TRANSACTION TAX
NO. 100
67150
REVENUE STAMP
980693

STATE OF ILLINOIS
NO. 100
1450 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE