4298/0018 10 001 1997-11-25 09:13:51 Cook County Recorder 25.50

## WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual) MAIL TO:

James Filpi 675 S. PRANSUN #611 ( D) Il 60016

NAME & ADDRESS OF TAXPAYER

SAM A

RECORDER'S STAMP

THE GRANTOR, RIVILLE PREVELOPMENT, L.L.C., a limited liability company created and existing under and by virtue of 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 Memt ers of said company, CONVEYS and WARRANTS to

James R. Filpi and Evelyn A. Filpi, his wife 5755 N. Octavia, Chicago, IL 60631

Not as Joint Tenants nor Tenants in Common, but as HUJBAND AND WIFE, TENANTS BY THE ENTIRETY (NAME AND ADDRESS OF GRANTEE)

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

UNIT 1-611 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97131342 AND AS AMENDED FROM TIME TO TIME IN PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, 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 P1-12 AND STORAGE SPACE NUMBER S1-12, AS LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Permanent Real Estate Index Number(s):

09-17-416-003, 004, 005, 008, 009, 010 and 022 675 S. Pearson Street, Des Plaines, Illinois 60016

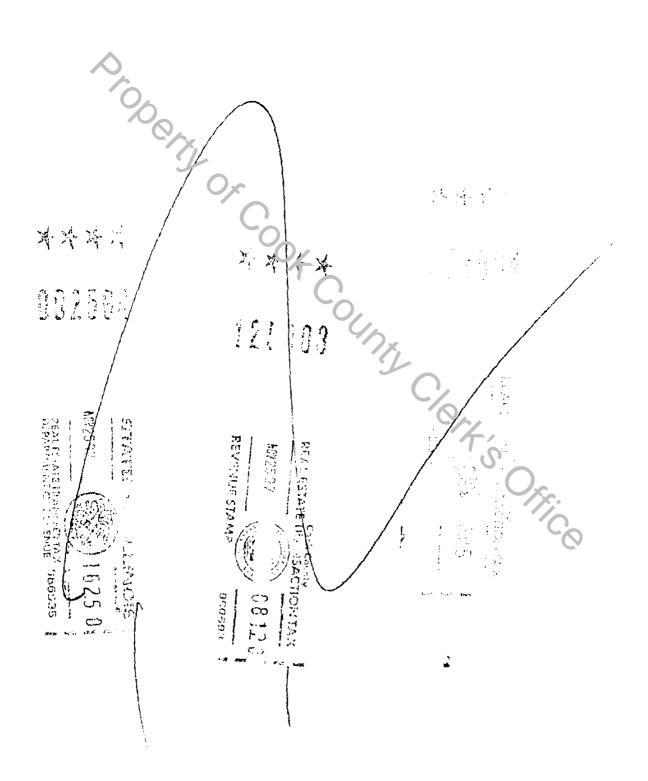
Address of Real Estate:

## **UNOFFICIAL COPY**

In Witness-Whereof, said Grantor has caused its named day of Mountain, 1997.	e to be signed to these presents this	1-01
udy (1. //@16/16/27), 1997.	· · · · · · · · · · · · · · · · · · ·	:
	<u>'</u>	
RIVER DEVELOFMENT, L.L.C.	:	
By: Norwood Builders, Inc., a Manager	,	
Ву:	· · · · · · · · · · · · · · · · · · ·	
President		
STATE OF ILLINO'S )		
X les	÷	
COUNTY OF COOK )		
O <sub>x</sub>		
I, the undersigned, a Notary Public, in and for sai		
CERTIFY, that Bruce J. Adreani personally known		
Inc., a Manager in River Development, L.I.C., and		
whose name is subscribed to the foregoing instrum	• • • • • • • • • • • • • • • • • • •	5. a
acknowledged that as such President, he signed and I		
given by the Board of Directors of said corporation, voluntary act and deed of said corporation on behalf		
purposes therein set forth.	of ravor development, indice, Tor, the c	ises mic
Given under my hand and notarial seal this 2/5/ da	y of Merenker, 1997.	
Que Tollows	NOTARIAL SEAL	
	2,0	
Irene T. Skopp, Notary Public (/C) My Commission Expires: December 5, 1998		
Wy Commussion Expires. December 3, 1996	Visc.	
	CITY OF DES PLAINES	
OFFICIAL SEAL" }	TRANSFER STAMP	
RENET. SKOPP	J DEAL FORM	
NOTARY PUBLIC, STATE OF ILLINOIS  MY COMMISSION EXPIRES 12/5/98	TRANSFER TAX \$ 1,00 PER	
(manimum 1)	VIETA VETES FRANCES	
	; —— · · · · · · · · · · · · · · · · · ·	

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 ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).



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