

112

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL



17-10-219-004

THE GRANTOR, RIVER EAST, L.L.C., A Delaware Limited Liability Company, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

MICHAEL A. FROST
OF 440 N. MCCLURG COURT, #309, CHICAGO, IL 60611

a single person, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-10-219-002; 17-10-219-003;
17-10-219-004

Address of Real Estate: 440 N. MCCLURG COURT, UNIT 309-S & P-29, Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Tamara M. Laber, Vice-President of MCL Companies of Chicago Inc., River East, L.L.C., this 30th day of October, 1997.

River East, L.L.C.,
A Delaware Limited Liability Company

By: MCL Companies of Chicago, Inc.,
an Illinois Corporation, Manager

By: Tamara M. Laber
Tamara M. Laber, Vice-President

Property of Cook County Clerk's Office

UNOFFICIAL COPY 7748620

LEGAL DESCRIPTION

PARCEL 1:

PARCEL 1 UNIT 309.5 AND PA IN CITYVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 1 AND 2 IN BLOCK 7 IN CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: A NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1992 AS DOCUMENT NUMBER 97804544

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 RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS OF 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 REPEATED AND STIPULATED AT LENGTH HEREIN.

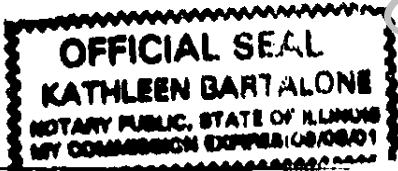
SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND A RESERVATION BY CITYFRONT PLACE CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION; DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS AMENDED FROM TIME TO TIME (THE "DECLARATION OF EASEMENTS"); DECLARATION OF DEVELOPMENT RIGHTS AND RESTRICTIONS MADE BY THE CHICAGO DOCK AND CANAL TRUST RECORDED FEBRUARY 26, 1992 AS DOCUMENT NUMBER 92121227; TERMS PROVISIONS RIGHTS, DUTIES, AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT RIGHTS AGREEMENT RECORDED DECEMBER 31, 1985 AS DOCUMENT NUMBER 89343997 AND FILED DECEMBER 31, 1985 AS DOCUMENT NUMBER LF3487130 BY AND BETWEEN CHICAGO DOCK AND CANAL TRUST, AN ILLINOIS BUSINESS TRUST AND THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); MUTUAL GRANT OF EASEMENT DATED DECEMBER 18, 1986 AND RECORDED AS DOCUMENT NUMBER 87100321; TERMS AND PROVISIONS IN THE DECLARATION OF PROTECTIVE COVENANTS FOR CITYFRONT CENTER EAST, CHICAGO, ILLINOIS RECORDED

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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 Tamara M. Laber personally known to me to be the Vice-President of MCL Companies of Chicago, Inc., Manager of River East, 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 the Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, on October 30, 1997.

IMPRESS
NOTARIAL SEAL
HERE



Kathleen Bartalone
Notary Public

My Commission Expires

This instrument was prepared by MCL Companies of Chicago, Inc., 1337 W. Fullerton, Chicago, Illinois 60614.

STATE OF ILLINOIS	NOTARY PUBLIC
NOV 1 1997	139 00
CHICAGO, ILL.	69.50

Mail to: NONA BARRY
9311 W. 122nd St
Palmer Park, IL 60464

Send subsequent Tax Bill To:
Michael A. Rossi
416 N. McCUBB CT #309
Chicago, IL 60611

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**WARRANTY DEED
EXHIBIT A**

The Purchaser of the Unit was the Tenant of the Unit prior to the conversion of the building to a Condominium

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