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WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

Box 393

97188280

DEPT-01 RECORDING \$25.00
 T#0001 TRAN 8594 03/19/97 09:40:00
 #6479 # RC #-97-188280
 COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

Phil Phillips

675 S. PEARSON

UNIT 603

Des Plaines, IL 60016

RECORDER'S STAMP

5148118415

THE GRANTOR, **RIVER DEVELOPMENT, 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

Helen D. Phillips Living Trust Dated March 23, 1991

(NAME AND ADDRESS OF GRANTEE)

Handwritten initials/signature

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

UNIT 1-603 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 P1-2 AND STORAGE SPACE NUMBER S1-2, 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

Address of Real Estate: 675 S. Pearson Street, Des Plaines, Illinois 60016

Box 393

1601-1314

SAS - A DIVISION OF INTERCOUNTY

97188280

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In Witness Whereof, said Grantor has caused its name to be signed to these presents this 3rd day of March, 1997.

RIVER DEVELOPMENT, L.L.C.

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

By: [Signature]
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., a Manager in River Development 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 Development, L.L.C., for the uses and purposes therein set forth.

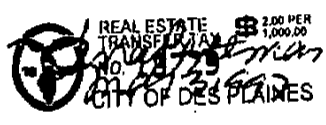
Given under my hand and notarial seal this 3rd day of March, 1997.

[Signature]
Notary Public

"OFFICIAL SEAL"
NOTARY PUBLIC
BENE T. SKOPP
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/5/98

My Commission Expires: 12/5/98

CITY OF DES PLAINES
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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COOK COUNTY CLERK'S OFFICE

Property of Cook County

002564

Cook County
REAL ESTATE TRANSACTION TAX
0.05
REVENUE STAMP

★
★
★
★

121103

Cook County
REAL ESTATE TRANSACTION TAX
MAY--96
08120
REVENUE STAMP 986894

★
★
★
★

002564

STATE OF ILLINOIS
MAY--96
16250
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 986935

Clerk's Office

97188280

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Property of Cook County Clerk's Office