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WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

KENNETH E. JENSEN
20 N. CLARK ST., #1800
CHICAGO, IL 60602

97216054

NAME & ADDRESS OF TAXPAYER:

MARVIN A. BROWN
675 S. PEARSON ST., UNIT 1-506
DES PLAINES, IL 60016

DEPT 01 RECORDING \$25.50
T#0014 TRAN 1601 03/31/97 08:39:00
\$2566 \$ JW *-97-216054
COOK COUNTY RECORDER

RECORDER'S STAMP

51482395

SAS - A DIVISION OF INTERCOUNTY

97216054

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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

Marvin A. Brown and Hazel N. Brown, husband and wife
1091 N. Northwest Highway, Park Ridge, Illinois 60068
Not as Joint Tenant or Tenants in Common,
but as 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 1-506 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 P1-93 AND STORAGE SPACE NUMBER S1-93, 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

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Be...

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125103

Cook County
REAL ESTATE TRANSACTION TAX

MAY--96



07770

REVENUE STAMP

860893

Property of Cook County Clerk's Office

97216054

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002564

Cook County
REAL ESTATE TRANSACTION TAX

MAY--96



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REVENUE STAMP

860893

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002564

STATE OF ILLINOIS

MAY--96



1555 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 986836

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In Witness Whereof, said Grantor has caused its name to be signed to these presents this 24th day of March, 1997.

RIVER DEVELOPMENT, L.L.C.

By: Norwood Builders, Inc., a Manager

By: [Signature]
Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

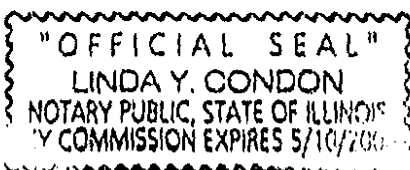
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Adreani personally known to me to be the Vice President of Norwood Builders, Inc., a Manager in River Development, L.L.C., and personally known to me to be the same person whose name 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 notaries seal this 24th day of March, 1997.

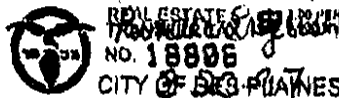
[Signature]
Notary Public

NOTARIES SEAL

My Commission Expires: _____



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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