

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

MELINDA HIGGINS GROOM
2241 11th Ave
No. Riverside, IL 60546

NAME & ADDRESS OF TAXPAYER:

DALIA AZEVEDO
5340 N. LOWELL AVE #511
CHICAGO, IL 60640

RECORDER'S STAMP

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:

DALIA I. AZEVEDO
1947 Winnemac Avenue, Chicago, IL 60640

(NAME AND ADDRESS OF GRANTEE)

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

UNIT 4-311 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER'S EDGE CONDOMINIUM NUMBER 1 AS DEFINED 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 P4-47 AND STORAGE SPACE NUMBER S4-47, AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Permanent Real Estate Index Number(s): 13-10-200-015-0000

Address of Real Estate: 5340 N. Lowell Avenue, Chicago, IL 60630

71087E 515

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UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 17th day of July, 1998.

RIVER'S EDGE, L.L.C.

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

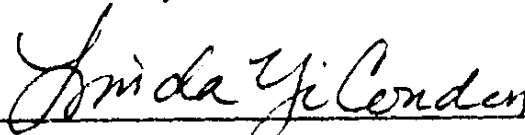
By: 

President

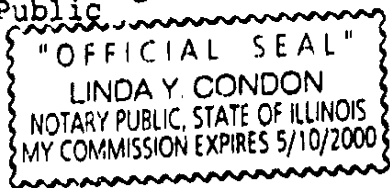
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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., 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 17th day of July, 1998.



Notary Public



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).

BILL OF SALE
(Illinois)

Seller, **RIVER'S EDGE, L.L.C.**, in consideration of ten dollars, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer, **Dalla I. Azevedo of Unit 4-311**, the following personal property:

- Refrigerator
- Range
- Dishwasher
- Microwave
- Carpet
- Furnace
- Mini-Blinds

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale at Lincoln Park Title Company this 17th day of July, 1998.

Dunning Development, L.L.C.

By: Norwood Builders, Inc., a Manager

By: *James R. Durr* Agent **SEAL**

SIGNED under seal this 17th day of July, 1998.

Linda Y. Condon
Notary Public



CITY OF CHICAGO
CITY OF CHICAGO
270600

UNOFFICIAL COPY

Property of Cook County Clerk's Office

AFFIDAVIT OF TITLE

STATE OF ILLINOIS

} ss

COUNTY OF COOK

The undersigned Affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantees hereinafter named:

That Affiant has an interest in the premises described below or in the process thereof or is the grantor in the deed dated July 17, 1998 to **Dalia I. Azevedo**, grantee, conveying the following described premises:

UNIT 4-301 RIVER'S EDGE CONDOMINIUM NO. 1
5340 N. Lowell Avenue, Chicago, IL 60630

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the effective date of June 22, 1998, in the report on title issued by **Lincoln Park Title Company**, Affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against Affiant, nor has any judgment or decree been rendered against Affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against Affiant within five days from the date hereof.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Affiant further states:

NAUGHT

RIVER'S EDGE, L.L.C.

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

By: *James R. Durr, Agent* [Seal]

SUBSCRIBED and SWORN to before me
this 17th day of July, 1998.

Linda Y. Condon
Notary Public "OFFICIAL SEAL"
LINDA Y. CONDON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/10/2000

UNOFFICIAL COPY

Property of Cook County Clerk's Office