## **UNOFFICIAL CO**

1999-03-15 15:42:53

Cook County Recorder

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**IILINOIS STATUTORY** 

WARRANTY DEED

(Limited Liability Company to Individual)

MAIL TO:

GARY J. BENSON - ATTURNEY

2615 N. SHEFFIELD AVE

60614 CHICAGO IL

NAME & ADDRESS OF TAXPAYER:

MICHAGL FLEKING

5340 N. LUWELL

CHICAGO IL 60630

RECORDER'S STAMP

THE GRANTOR, PLYER'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 Illimois, 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:

MICHAEL J. FLEMING and KATHLEEN F. ARGENTINO, as joint tenants, With the right of sarvivorship, but not as tenants in common 5615 N. Rickmond, Chicago, IL 60659

(NAME AND ADDPLSS OF GRANTEE)

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

UNIT 4-504 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS IN RIVER'S EDGE CONDOMINIUM NUMBER 1 AS DELINEATED 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. FAST 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 EASEMEN'S 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 P4-24 AND STORAGE SPACE NUMBER S4-24, 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

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## 99249MOFFICIAL COPY

By: August Montager  By: August Montager  By: August Montager  By: August Montager  STATE OF ILLIN DIS  Ss.  COUNTY OF COOK  I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith per sonally known to me to be the Vice-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 distrument, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her 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., purposes therein set forth.  Given under my hand and notarial seal this 5th day of March, 1899.  MUCOUN SUSAN GLOWA Notary Public State of Illinois My Commission Express April 2, 2002  This instrument was prepared by James R. Duerr, 7458 N. Harlem Avenue, Chicago, IL  COOK COUNTY  REAL ESTATE TRANSACTION TAX  REAL ESTATE TRANSACTION TAX  REAL ESTATE TRANSFER TAX	By: Ausan Ministrument was prepared by James R. Duerr, 7458 N. Harlem Avenue, Chicago, IL.  STATE OF ILLINOIS  ) ss.  COUNTY OF COOK  I, the undersigned, a Notary Profic. in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith per onally known to me to be the Vice-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 incurrent, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her 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., purposes therein set forth.  Given under my hand and notarial seal this 5th day of March, 1999.  **TOFFICIAL SEAL*** SUSAN GLOWA Notary Public, State of Illinois My Commission Express April 2, 2002  This instrument was prepared by James R. Duerr, 7458 N. Harlem Avenue, Chicago, IL.  **SUSAN'S COOK COUNTY**  **TOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Express April 2, 2002  **TOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Express April 2, 2002  **TOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Express April 2, 2002  **TOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Express April 2, 2002  **TOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Express April 2, 2002  **TOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Express April 2, 2002  **TOFFICIAL SEAL** SUSAN GLOWA Notary Public N	Notary P This inst	rument was prepared l	SAN GLOWA Public, State of Illinois ssion Expires April 2, 2002  by James R. Duern	r, 7458 N. Harle	NSFER STAMP m Avenue, Chicago	, IL IVOIS	000000
By: Norwood Builders, Inc., its Manager  By: Successful State of ILLIN DIS  State aforesaid, DO HEREBY  CERTIFY, that Susan J. Smith personally known to me to be the Vice-President of Norwood Builders  Inc., the Manager of River's Edge, L. C. and personally known to me to be the same person whose name is subscribed to the foregoing informent, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her 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., purposes therein set forth.  Given under my hand and notarial seal this 5th day of March, 1992.  Susan Glowa  Notary Public, State of Illinois  My Commission Expires April 2, 2002  Sugan Susan Glowa  Notary Public, State of Illinois  My Commission Expires April 2, 2002	RIVER'S EDGE, L.L.C.  By: Norwood Builders, Inc., its Manager  By: Sugar Share State of ILLINOIS  STATE OF ILLINOIS  State of ILLINOIS  I, the undersigned, a Notary Prolic. in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith per onally known to me to be the Vice-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 visrument, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her 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., purposes therein set forth.  Given under my hand and notarial seal this 5th day of March, 1999.  **GFFICIAL SEAL*** SUSAN GLOWA Notary Public, State of Illinois My Commission Expiries April 2, 2002  **GOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Expires April 2, 2002  **GOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Expires April 2, 2002  **GOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Expires April 2, 2002  **GOFFICIAL SEAL** SUSAN GLOWA Notary Public, State of Illinois My Commission Expires April 2, 2002	<u>Sus</u> Notary P	"OF SUS Notary Po My Commis	SAN GLOWA Public, State of Illinois ssion Expires April 2, 2002	TRA	NSFER STAMP	SO9 ILLINOIS	000000
By: Norwood Builders, Inc., its Manager  By: Vice-President  STATE OF ILLIN 018  Ss.  COUNTY OF COOK  I, the undersigned, a Notary Pholic, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith per ionally known to me to be the Vice-President of Norwood Builders Inc., the Manager of River's Edge, L.C., and personally known to me to be the same person whose name is subscribed to the foregoing informment, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her 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., purposes therein set forth.  Given under my hand and notarial seal this 5th day of March, 1992.  **OFFICIAL SEAL"** SUSAN GLOWA** Notary Public, State of Illinois*  **CITY OF CHICAGO** S090000000**  **SUSAN GLOWA** Notary Public, State of Illinois*  **CITY OF CHICAGO** S090000000**  **SUSAN GLOWA** Notary Public, State of Illinois*  **TRANSFER STAMP**	RIVER'S EDGE, L.L.C.  By: Norwood Builders, Inc., its Manager  By: Ausan J. Smith personally known to me to be the Vice-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 incument, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her 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., purposes therein set forth.  Given under my hand and notarial seal this 5th day of March, 1999.  "OFFICIAL SEAL" SUSAN GLOWA Notary Public State of Illinois TRANSFER STAMP  "OFFICIAL SEAL" SUSAN GLOWA Notary Public State of Illinois TRANSFER STAMP	Sus	"OF SU: Notary Po	SAN GLOWA Public, State of Illinois	TRA		909	<u> </u>
By: Norwood Builders, Inc., its Manager  By: 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 Susan J. Smith per onally known to me to be the Vice-President of Norwood Builders Inc., the Manager of River's Edge, L	RIVER'S EDGE, L.L.C.  By: Norwood Builders, Inc., its Manager  By: STATE OF ILLIN DIS  SS.  COUNTY OF COOK  I, the undersigned, a Notary Prolic. in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith per onally known to me to be the Vice-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 informent, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her 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., purposes therein set forth.  Given under my hand and notarial seal this 5th day of March, 1999.	Sus	<b>y</b>		<b>'</b>		문문	
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By: Norwood Builders, Inc., its Manager  By: Vice-Prevident  STATE OF ILLINOIS  Ss.  COUNTY OF COOK  I, the undersigned, a Notary Pholic. in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith per ionally known to me to be the Vice-President of Norwood Builders Inc., the Manager of River's Edge, L. C., and personally known to me to be the same person whose name is subscribed to the foregoing incrument, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her 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.,	RIVER'S EDGE, L.L.C.  By: Norwood Builders, Inc., its Manager  By: STATE OF ILLIN DIS  State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Vice-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 Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her 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.,		ider my hand and nota	arial seal this 5th d	ay of March, 19	93.	TAX	0
By: Norwood Builders, Inc., its Manager  By: State OF ILLIN 98  State OF ILLIN 98  Ss.  COUNTY OF COOK  I, the undersigned, a Notary Fuolic. in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith per onally known to me to be the Vice-President of Norwood Builders Inc., the Manager of River's Edge, L.C and personally known to me to be the same person whose	RIVER'S EDGE, L.L.C.  By: Norwood Builders, Inc., its Manager  By: STATE OF ILLIN DIS  State OF ILLIN DIS  State Of ILLIN DIS  It the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith per onally known to me to be the Vice-President of Norwood Builders, Inc., the Manager of River's Edge, L.C.C., and personally known to me to be the same person whose	acknowle authority free and	edged that as such Vigiven by the Board ovoluntary act and deed	ice-President, she of Directors of said	signed and deli d corporation, a	vered the said instr s her free and volur	rument pur ntary act, an	suant to
By: Norwood Builders, Inc., its Manager  By: Sugar Smith  Vice-President  STATE OF ILLINOIS  SS.	RIVER'S EDGE, L.L.C.  By: Norwood Builders, Inc., its Manager  By: Susan Smith Vice-President  STATE OF ILLINOIS  SS.	CERTIF Inc., the	Y, that Susan J. Smith Manager of River's E	n per onally known Edge, L.C.C., and j	n to me to be th personally knov	e Vice-President of vn to me to be the s	Norwood B same persor	Builders 1 whose
By: Norwood Builders, Inc., its Manager	RIVER'S EDGE, L.L.C.  By: Norwood Builders, Inc., its Manager		() <sub>/*</sub> }	) } ss. )				
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