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2001-09-05 15:03:32

Cook County Recorder

THIS INSTRUMENT PREPARED BY:

LLOYD E. GUSSIS ATTORNEY AT LAW 2524 NORTH LINCOLN CHICAGO, IL 60614



## WARRANTY DEED

THE GRANTORS, William F. Gardner and Nancy M. Gardner, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEY AND WARRANT unto Guyanne Lufrano the real estate commonly known as 155 North Harbor, Unit # 2305, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

ADDRESS: 155 North Harbor, Unit # 2305, Chicago, Illinois

PTIN: 17-10-401-005-1299

STATE OF ILLINOIS

SS

COUNTY COOK

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that William F. Gardner and Nancy M. Gardner, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(EN under my hand and notarial seal this

, 2001.

OFFICIAL SEAL

LLOYD GUSSIS

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/20/2001 My commission expires october 20, 2001.

MAIL TO: SEND TAX BILL TO: REAL ESTATE TRANSACTION TA REAL ESTATE 0000061958 TRANSFER TAX SEP.-5.01 0010750 FP326670 REVENUE STAMP FP326660 HEAL ESTATE THANSFURE TAX DEPARTMENT OF REVENUE 0021500 Pre- des XAT REPRIENTAX REAL ESTATE SIATE OF ILLINOIS

City of Chicago
Dept. of Revenue

(3)

Real Estate Transfer Stamp \$1,612.50

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#### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NO. 2305 IN HARBOR DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE (HEREINAFTER CALLED "PARCEL"):

LOTS 1 AND 2 IN BLOCK 2 IN HARBOR POINT UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BLIDG THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 LOFTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THI LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON, CAP AND CCLUMN LOTS 1-A, 1-B, 1-C, 2-A, 2-B, 2-C, 3-A, 3-B, 3-C, 4-A, 4-B, 4-C, 5-A, 5-b, 5-C, 6-A, 6-B, 6-C, 7-A, 7-B, 7-C, 8-A, 8-B, 8-C, 9-A, 9-B, 9-C, M-LA OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED, ENUMERATED AND DEFINED ON SAID PLAT OF LARBOR POINT UNIT NO.1, FALLING WITHIN BOUNDARIES, PROJECTED VERTICALLY, UPWAYD AND DOWNWARD OF SAID LOT 1 IN BLOCK 2 AFORESAID, AND LYING ABOVE THE UPPER SURFACE OF THE LAND, PROPERTY AND SPACE TO BE DEDICATED AND CONVEYED TO TH3 CITY OF CHICAGO FOR UTILITY PURPOSES;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 155 HARBOR DRIVE CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 58912 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935653 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22975654 AND BY DOCUMENT NUMBER 23018815, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION, AS AMENDED

# PARCEL 2:

EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1 AFORESAIL THROUGH, OVER AND ACROSS LOT 3 IN BLOCK 2 OF SAID HARBOR DRIVE POINT UNIT 1 ESTABLISHED PURSUANT TO ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS AND RESPONDED AND EASEMENTS FOR HARBOR POINT PROPERTY OWNER'S ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935652) AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY TO ALVIN STERN AND BETTY E. STERN, HIS WIFE RECORDED MAY 6, 1976 AS DOCUMENT 23476554.

### PARCEL 3:

EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1 AFOREDESCRIBED AS SET FORTH IN RESERVATION AND GRANT OF RECIPROCAL EASEMENTS, AS SHOWN ON THE PLAT OF HARBOR DRIVE POINT UNIT NUMBER 1, AFORESAID, AND AS SUPPLEMENTED BY THE

PROVISIONS OF ARTICLE III OF DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNER'S ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NO. 58950, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 22935652); ALL IN COOK COUNTY, ILLINOIS AND AS CREATED BY DEED AC CONTROL CLARKS OFFICE FROM CHICAGO TITLE AND TRUST COMPANY TO ALVIN STERN AND BETTY E. STERN, HIS WIFE RECORDED MAY 6, 1976 AS DOCUMENT 23476554.