

WARRANTY DEED
(TENANTS BY THE ENTIRETY)

1554/0122 05 001 Page 1 of 5
2000-02-22 11:45:45
Cook County Recorder 29.00



Handwritten notes on the left margin: CTI, 10/18/00, 110, JK, 7849742, abs, MD

THIS INDENTURE WITNESSETH,
That
RALPH C. MENEZES and DIANELLA
DIZON MENEZES, husband and wife,

(hereinafter called the Grantors) of
1221 Monroe
River Forest, IL

for and in consideration of the
sum of ten (\$10.00) and none/100
DOLLARS in hand paid
CONVEY and WARRANT to
KAMRAN B. BAJWA and
SUZAN ASBAHI, husband and wife of
175 N. Harbor Drive
Chicago, IL 60601

Handwritten initials 'JS' on the right margin.

not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, all interest in
the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

together with the tenements and appurtenances thereunto belonging to have and to hold the same, hereby releasing
and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

common address of real estate: UNIT 5108, 195 N. HARBOR DRIVE, CHICAGO, IL
property index number 17-10-401-014-1450

SUBJECT TO: (a) general real estate taxes not yet due and payable at time of closing; (b) the Condominium Property
Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and
ordinances and other ordinances of record; (e) easements for public utilities; (f) covenants, conditions, restrictions,
easements and agreements of record.

Dated this 15th day of February, 2000.

GRANTORS:

Ralph C. Menezes
RALPH C. MENEZES

Dianella D. Dizon Menezes
DIANELLA DIZON MENEZES

UNOFFICIAL COPY

00129106

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 0 8 8 1 0 2
 DEPT. OF REVENUE FEB 21 '00
 PB. 11187
CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
999.00
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 0 8 8 1 0 1
 DEPT. OF REVENUE FEB 21 '00
 PB. 11187
CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
999.00
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 0 8 8 1 0 8
 DEPT. OF REVENUE FEB 21 '00
 PB. 11187
CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
103.00
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* * * * *
 0 8 8 1 0 3
 DEPT. OF REVENUE FEB 21 '00
 PB. 11187
CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
999.00
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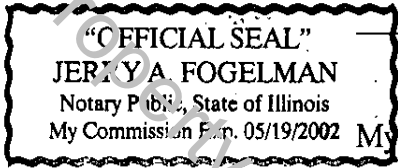
Property of Cook County Clerk's Office

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that , RALPH C. MENEZES and DIANELLA DIZON MENEZES, husband and 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 acts for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of February, 2000.

SEAL



NOTARY

My Commission expires 5/19, 2002

This instrument was prepared by: JERRY A. FOGELMAN
Attorney at Law
13122 Merganser Cove
Plainfield, IL 60544
(815) 254-6871

Mail recorded deed to:

Samuel P. Gussis
Sidley & Austin
Bank One Plaza
10 S. Dearborn Street
Chicago, IL 60603

Send Subsequent tax bills to grantees at:

KAMRAN S. BAJWA and SUZAN S. ASBAHI
195 N. Harbor Drive
Unit # 5108
Chicago, IL 60601

Recorder's Office Box No. _____

3 2 8 6 5 2
3 2 8 6 5 2
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB 21 00
P.O. 11427
200.00
BOOK NO. 018
301032
STATE OF ILLINOIS
REVENUE
DEPT. OF REVENUE
FEB 17 03
100.00

PARCEL 1:

UNIT No. 5108 IN THE PARK SHORE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A" AS LOCATED AND DEFINED IN THE PLAT OF "LAKE FRONT PLAZA" SUBDIVISION (BEING A SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 30TH DAY OF APRIL, 1962 AS DOCUMENT NUMBER 18461961) AND RUNNING THENCE NORTH ALONG A NORTHWARD EXTENSION OF THE EAST LINE OF SAID PARCEL "A" (SAID NORTHWARD EXTENSION BEING ALSO THE WEST LINE OF A STRIP OF LAND, 66.00 FEET WIDE, DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY PLAT OF DEDICATION RECORDED IN SAID RECORDER'S OFFICE ON THE 14TH DAY OF MARCH, 1979 AS DOCUMENT NUMBER 24879730) A DISTANCE OF 176.195 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 235.083 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG THE LAST DESCRIBED PERPENDICULAR LINE A DISTANCE OF 189.959 FEET TO AN INTERSECTION WITH WESTERLY LINE OF NORTH LAKE SHORE DRIVE, AS SAID NORTH LAKE SHORE WAS DEDICATED BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 14TH DAY OF MARCH, 1979 AS DOCUMENT NUMBER 2487 9733; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF NORTH LAKE SHORE DRIVE, A DISTANCE OF 146.790 FEET; THENCE CONTINUING SOUTHWARDLY ALONG SAID WEST LINE OF NORTH LAKE SHORE DRIVE, SAID WEST LINE BEING HERE AN ARC OF A CIRCLE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2,854.789 FEET, AN ARC DISTANCE OF 85.093 FEET TO THE NORTHEAST CORNER OF BLOCK 2 OF HARBOR POINT UNIT NUMBER 1, A SUBDIVISION RECORDED IN SAID RECORDER'S OFFICE ON THE 13TH DAY OF DECEMBER, 1974 AS DOCUMENT NUMBER 22935649; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 169.878 FEET TO AN INTERSECTION WITH A LINE WHICH IS 235.083 FEET EAST OF AND PARALLEL WITH THE NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A" IN "LAKE FRONT PLAZA" SUBDIVISION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE (SAID PARALLEL LINE BEING PERPENDICULAR TO SAID NORTH LINE OF BLOCK 2 IN HARBOR POINT UNIT NUMBER 1) A DISTANCE OF 231.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1995 AS DOCUMENT 95414356 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS CERTAIN IMPROVED PORTIONS OF THE EXISTING GARAGE; EXISTING RAMPS AND EXISTING ADJACENT AREAS NOW LOCATED ON THE PROPERTY COMMONLY KNOWN AS 175 NORTH HARBOR DRIVE, CHICAGO, ILLINOIS PURSUANT TO THE TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED ON SEPTEMBER 1, 1989 AS DOCUMENT 89410952, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR UTILITY PURPOSE AND VEHICULAR AND PEDESTRIAN ACCESS UNDER AND ACROSS THE PROPERTY NORTH OF AND ADJACENT TO THE PROPERTIES COMMONLY KNOWN AS 175 AND 195 NORTH HARBOR DRIVE, CHICAGO, ILLINOIS PURSUANT TO THE TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED ON SEPTEMBER 1, 1989 AS DOCUMENT 89410952, WHICH EASEMENT AREA IS DESCRIBED AS FOLLOWS:

UTILITY, VEHICULAR AND PEDESTRIAN ACCESS EASEMENT

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PART OF SAID LANDS BEING A PARCEL COMPRISED OF THE LAND, PROPERTY AND SPACE LYING BELOW AND EXTENDING DOWNWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, UPWARD AND DOWNWARD FROM THE SURFACE OF THE THE EARTH OF SAID PARCEL WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A" IN THE PLAT OF "LAKE FRONT PLAZA" SUBDIVISION (BEING A SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 30TH DAY OF APRIL 1962, IN BOOK 615 OF PLATS AT PAGES 4 TO 9, INCLUSIVE, AS DOCUMENT 18461961), AND RUNNING THENCE NORTH ALONG THE NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A" (SAID NORTHWARD EXTENSION BEING ALSO THE WEST LINE OF A STRIP OF LAND, 66.00 FEET WIDE, DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY PLAT OF DEDICATION RECORDED IN SAID RECORDER'S OFFICE ON THE 14TH DAY OF MARCH, 1979, AS DOCUMENT NO. 24879730), A DISTANCE OF 176.195 FEET; THENCE EASTWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND; THENCE NORTHWARDLY ALONG A LINE WHICH IS 66.00 FEET EAST OF AND PARALLEL WITH SAID NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", A DISTANCE OF 30.00 FEET; THENCE EASTWARD ALONG A LINE PERPENDICULAR TO SAID NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", A DISTANCE OF 322.16 FEET; THENCE SOUTHWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS 231.00 FEET, MEASURED PERPENDICULARLY, NORTH OF AND PARALLEL TO THE NORTH LINE OF BLOCK 2 IN HARBOR POINT UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 31, 1974 AS DOCUMENT NO. 22935649; THENCE WESTWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 322.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 212, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 95414356

Commonly known as: 195 N. Harbor Drive - Unit #5108, Chicago, IL 60601

P.I.N. 17-10-401-014-1450