

**UNOFFICIAL COPY**

0020555120

3810/0135 90 001 Page 1 of 5  
2002-05-15 13:25:27  
Cook County Recorder 29.50

0020555120

**WARRANTY DEED****MAIL TO:**

Mr. Patrick J. McAndrews  
Attorney at Law  
4314 West Crystal Lake Road, Suite G  
McHenry, Illinois 60060

**SEND SUBSEQUENT TAX BILLS TO:**

Mr. Adam M. Grabow  
Ms. Alicia S. Grabow  
195 North Harbor Drive, Unit 3903  
Chicago, Illinois 60601

**THE GRANTOR(S),****JOHN M. MUSOLINO AND MICHELLE SEITZ MUSOLINO, HUSBAND AND WIFE**

of the City of Kenilworth, County of Cook, State of Illinois for the consideration of Ten and 00/XX\_\_\_\_\_ (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to wit

**ADAM M. GRABOW AND ALICIA S. GRABOW, HUSBAND AND WIFE**

Not as joint tenants or as tenants in common but as **TENANTS BY THE ENTIRETY**, all of Grantor's interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

see attached legal

Commonly known as: 195 North Harbor Drive, Unit 3903, Chicago, Illinois 60601

P.I.N.: 17-10-401-014-1337

Subject to conditions, covenants, easements and restrictions of records and real estate taxes for 2001 and subsequent years.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. This is not homestead property.

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EXHIBIT 1000

Property of Cook County Clerk's Office

STATE OF ILLINOIS

IN SENATE  
JANUARY 11, 1900  
REPORT OF THE  
COMMISSIONERS OF THE  
LAND OFFICE

AND  
OF THE  
LAND OFFICE

OF THE STATE OF ILLINOIS

FOR THE YEAR ENDING DECEMBER 31, 1899

ALBION B. HARRIS, GOVERNOR

JOHN W. HARRIS, COMMISSIONER OF THE LAND OFFICE

CHAS. W. HARRIS, COMMISSIONER OF THE LAND OFFICE

CHAS. W. HARRIS

CHAS. W. HARRIS, COMMISSIONER OF THE LAND OFFICE

CHAS. W. HARRIS

CHAS. W. HARRIS, COMMISSIONER OF THE LAND OFFICE

CHAS. W. HARRIS, COMMISSIONER OF THE LAND OFFICE

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DATED this 6<sup>th</sup> day of May, 2002.

20555120

X [Signature]  
JOHN M. MUSOLINO

X [Signature]  
MICHELLE SEITZ MUSOLINO

"OFFICIAL SEAL"  
Teresa C. Franczyk  
Notary Public, State of Illinois  
Cook County  
My Commission Expires July 10, 2005

State of Illinois )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN M. MUSOLINO AND MICHELLE SEITZ MUSOLINO is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, 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 6<sup>th</sup> day of May, 2002.

Commission expires 7-10-05. [Signature] Notary Public

This instrument was prepared by MORTON J. RUBIN, 3100 Dundee Road, #502, Northbrook, Illinois 60062, #22954

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAY. 15.02  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
# 0000078273  
0033750  
FP326670

City of Chicago  
Dept. of Revenue  
277790  
05/15/2002 08:36 Batch 07231 4  
Real Estate Transfer Stamp  
\$5,062.50

STATE TAX  
STATE OF ILLINOIS  
MAY. 15.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
# 0000039484  
0067500  
FP326669

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MORTON JAY RUBIN P.C. AS AN AGENT FOR  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
1941 Rohlwing Road Rolling Meadows, IL 60008

## ALTA Commitment Schedule A1

File No.: R100336

PROPERTY ADDRESS: 195 NORTH HARBOR DRIVE, #3903  
CHICAGO, IL 60601

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 3903 IN THE PARKSHORE 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 SOUTH WEST FRACTIONAL QUARTER 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 NORTH EAST 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 APRIL 30, 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 MARCH 14, 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 NORTH WEST 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 THE WESTERLY LINE OF NORTH LAKE SHORE DRIVE, AS SAID NORTH LAKE SHORE DRIVE WAS DEDICATED BY AN INSTRUMENT RECORDED IN THE RECORDER'S OFFICE ON MARCH 14, 1979 AS DOCUMENT NUMBER 24879733; 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 2854.789 FEET, AN ARC DISTANCE OF 85.093 FEET TO THE NORTH EAST CORNER OF BLOCK 2 OF HARBOR POINT UNIT 1, A SUBDIVISION RECORDED IN SAID RECORDER'S OFFICE ON DECEMBER 13, 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 DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1995, AS DOCUMENT NUMBER

95414356, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED SEPTEMBER 1, 1989 AS DOCUMENT 89410952 BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1985 AND KNOWN AS TRUST NUMBER 65812, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1979 AND KNOWN AS TRUST NUMBER 46968 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1982 AND KNOWN AS TRUST NUMBER 56375 SOLELY FOR VEHICULAR ACCESS AND PEDESTRIAN ACCESS OVER EXISTING RAMPS AND ADJACENT AREAS AND ANY REPLACEMENTS OF THOSE EXISTING RAMPS AND OVER SUCH PORTIONS OF EXISTING DRIVEWAY AS FURTHER DELINEATED ON EXHIBIT C OF SAID DOCUMENT CREATING SAID EASEMENT.

PARCEL 3:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR UTILITY PURPOSES, VEHICULAR ACCESS AND PEDESTRIAN ACCESS INCIDENTAL TO THE USE OF PARCEL 1 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 NUMBER 89410952 OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 29 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 EARTH OF SAID PARCEL WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST 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 OF PAGES 4 TO 9, INCLUSIVE, AS DOCUMENT NUMBER 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 NUMBER 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 NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED ON

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DECEMBER 31, 1974 AS DOCUMENT NUMBER 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 5: VALET PARKING RIGHT FOR ONE (1) PASSENGER VEHICLE(S) AS CREATED BY AND DESCRIBED IN THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 95414356.

PERMANENT INDEX NO.: 17-10-401-014-1337

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