

UNOFFICIAL COPY



Doc#: 0327429047
Eugene "Gene" Moore Fee: \$58.00
Cook County Recorder of Deeds
Date: 10/01/2003 08:10 AM Pg: 1 of 5

WARRANTY DEED

MAIL TO:
Patrick O'Connor
77 West Washington Street, Suite 1112
Chicago, Illinois 60602

NAME & ADDRESS OF TAXPAYER:
Paul R. Favale
758 Larrabee, Unit 617
Chicago, Illinois 60610

GRANTOR(S), Robert A. Massarelli and Christine K. Massarelli, husband and wife, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety of Power Lakes in the County of Lake, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Paul R. Favale, single, sole ownership of 758 Larrabee, Unit 617, Chicago in the County of COOK, in the State of Illinois, the following described real estate:

PARCEL A:
Unit 617 and GU-31 in One River Place Condominiums, as delineated on a survey of the following described real estate:

PARCEL 1:
A tract of land comprised of sub-lots 1 and 2 in resubdivision of lots 2 to 8, both inclusive, in Block 81, together with a parcel of land 66 feet wide East of and adjoining, also the West 1 foot of lots 2 to 8, both inclusive, in Block 82, all in Russell, Mather and Roberts' Second Addition to Chicago, also lots 9 and 10 in block 81, parts of lots 2 to 10, both inclusive, in block 82 together with a strip of land 66 feet wide lying between said blocks 81 and 82, together with a strip of land lying West of and adjoining the aforesaid parcels of land and East of the Easterly dock line of the Chicago River, all in Russell, Mather and Roberts' Second Addition to Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described and follows: Beginning at the intersection of the West line of Larrabee Street (being the West line of the East 30 feet of aforesaid Block 82) and the South line of Chicago Avenue; thence West, along the South line of Chicago Avenue, on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds West, 213.66 feet to the Easterly dock line of the Chicago River; thence South 00 degrees, 19 minutes, 38 seconds West, along said dock line, 328.27 feet to the Southerly face and its extension of an eight story brick building; thence North 89 degrees, 29 minutes, 41 seconds East, along said building face, 218.31 feet to the aforesaid West line of Larrabee Street; thence North 00 degrees, 29 minutes, 14 seconds West, along said West line, 326.35 feet to the point of beginning, excepting therefrom the East 49.00 feet thereof, in Cook County, Illinois.

PARCEL 2:
The West 10.00 feet of the East 49.00 feet of the following tract of land:

1293625

AGTF, INC.

5

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

A tract of land comprised of sub-lots 1 and 2 in resubdivision of lots 2 to 8, both inclusive, in block 81, together with a parcel of land 66 feet wide East of and adjoining, also the West 1 foot of lots 2 to 8, both inclusive, in block 82, all in Russell, Mather and Roberts' Second Addition to Chicago, also lots 9 and 10 in block 81, parts of lots 2 to 10, both inclusive, in block 82 together with a strip of land 66 feet wide lying between said blocks 81 and 82, together with a strip of land lying West of and adjoining the aforesaid parcels of land and East of the Easterly dock line of the Chicago River, all in Russell, Mather and Roberts' Second Addition to Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Beginning at the intersection of the West line of Larrabee Street (being the West line of the East 30 feet of aforesaid block 82) and the South line of Chicago Avenue; thence West, along the South line of Chicago Avenue, on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds West, 213.66 feet to the Easterly dock line of the Chicago River; thence South 00 degrees, 19 minutes, 38 seconds West, along said dock line, 328.27 feet to the Southerly face and its extension of an eight story brick building; thence North 89 degrees, 29 minutes, 41 seconds East, along said building face, 218.31 feet to the aforesaid West line of Larrabee Street; thence North 00 degrees, 29 minutes, 14 seconds West, along said West line, 326.35 feet to the point of beginning, in Cook County, Illinois.

PARCEL 3:

Perpetual, non-exclusive easement to permit the construction, installation, maintenance, repair, replacement, use and operation of the purchaser PUD development requirements and underground utilities, for the benefit of Parcel 1 and 2, as created by Easement Agreement recorded November 30, 2000 as Document Number 00939072 over the following described real estate:

That part of Lots 2 to 9, both inclusive, in Block 82 in Russell, Mather and Roberts' Second Addition to Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at the intersection of the West line of Larrabee Street (being the West line of the East 30 feet of aforesaid Block 82) and the South line of Chicago Avenue; thence West, along the South line of Chicago Avenue, on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds West, 39.00 feet; thence South 00 degrees, 29 minutes, 41 seconds West 284.53 feet; thence North 89 degrees, 29 minutes, 41 seconds East, 39.00 feet to the aforesaid West line of Larrabee Street; thence North 00 degrees, 29 minutes, 14 seconds West, along said West line, 284.18 feet to the point of beginning, in Cook County, Illinois.

PARCEL 4:

Perpetual, non-exclusive easement to permit the construction, installation, maintenance, repair, replacement, use and operation of a driveway connecting the ingress and egress driveway to North Larrabee Street for the benefit of Parcels 1 and 2, as created by Easement Agreement instrument recorded November 30, 2000 as Document 00939072 over the following described real estate:

That part of Lots 9 and 10 in Russell, Mather and Roberts' Second Addition to Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Commencing at the

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

intersection of the West line of Larrabee Street (being the West line of the East 30 feet of aforesaid Block 82) and the South line of Chicago Avenue; thence West along the South line of Chicago Avenue, on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds West, 39.00 feet; thence South 00 degrees, 29 minutes, 14 seconds West 284.53 feet to the point of beginning; thence continuing South 00 degrees, 29 minutes, 14 seconds West, 42.16 feet to the South face and its extension of an eight story brick building; thence North 89 degrees, 29 minutes, 41 seconds East, along the extension of said building face, 39.00 feet to the aforesaid West line of Larrabee Street; thence North 00 degrees, 29 minutes, 14 seconds West, along said West line, 42.16 feet; thence South 89 degrees, 29 minutes, 41 seconds West 39.00 feet to the point of beginning, in Cook County, Illinois.

PARCEL 5:

Perpetual, non-exclusive easement to permit the construction, installation, maintenance, repair, replacement, use and operation of the driveway ramp for the benefit of Parcels 1 and 2 as created by Easement Agreement recorded November 30, 2000 as Document 00939072 over the following described real estate:

That part of Lots 9 and 10 in Block 81, Lots 9 and 10 in Block 82, a parcel of land East of the Easterly dock line of the Chicago River and West of an adjoining said Lots 9 and 10 in Block 81 together with a parcel of land, 66.00 feet wide lying between said Blocks 81 and 82 all in Russell, Mather and Roberts' Second Addition to Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Commencing at the intersection of the West line of Larrabee Street (being the West line of the East 30 feet of aforesaid Block 82) and the South line of Chicago Avenue; thence West, along the South line of Chicago Avenue on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds West, 213.66 feet to the Easterly dock line of the Chicago River; thence South 00 degrees, 19 minutes, 38 seconds West, along said dock line, 328.27 feet to the Southerly face and its extension of an eight story brick building and the point of beginning; thence North 89 degrees, 29 minutes, 41 seconds East, along said building face, 218.31 feet to the aforesaid West line of Larrabee Street; thence South 00 degrees, 29 minutes, 14 seconds East, along said West line, 27.00 feet; thence South 89 degrees, 29 minutes, 41 seconds West, along a line 27 feet South of and parallel with said building face, 218.71 feet to the Easterly dock line of the Chicago River; thence North 00 degrees, 19 minutes, 38 seconds East, 27.00 feet to the point of beginning, all in Cook County, Illinois.

PARCEL 6:

Perpetual, non-exclusive easement to permit the construction, installation, maintenance, repair, replacement, use and operation of the pedestrian walkway, for the benefit of Parcels 1 and 2, as created by the Easement Agreement recorded November 30, 2000 as Document 00939072 over the following described real estate:

That part of Lots 9 and 10 in Block 81, Lots 9 and 10 in Block 82, a parcel of land East of the Easterly dock line of the Chicago River and West of and adjoining said Lots 9 and 10 in Block 81 together with a parcel of land, 66.00 feet wide lying between said Blocks 81 and 82 all in Russell, Mather and Roberts' Second Addition to Chicago, in Section 9,

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Commencing at the intersection of the West line of Larrabee Street (being the West line of the East 30 feet of aforesaid Block 82) and the South line of Chicago Avenue; thence West, along the South line of Chicago Avenue, on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds West 213.66 feet to the Easterly dock line of the Chicago River; thence South 00 degrees, 19 minutes, 38 Seconds West, along said dock line, 355.27 feet to a line 27.00 South of and parallel with the Southerly face and its extension of an eight story brick building and the point of beginning; thence North 89 degrees, 29 minutes, 41 seconds East, along said parallel line, 218.71 feet to the aforesaid West line of Larrabee Street; thence South 00 degrees, 29 minutes, 14 seconds East, along said West line, 5.00 feet; thence South 89 degrees, 29 minutes, 41 seconds West, along a line 32 feet South of and parallel with said building face, 218.78 feet to the Easterly dock line of the Chicago River; thence North 00 degrees, 19 minutes, 38 seconds East, 5.00 feet to the point of beginning, all in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document 0020441899 together with an undivided percentage interest in the common elements.

PARCEL B:

The exclusive right to use Storage Space S-151, a limited common element, as delineated on a survey attached to the Declaration of Condominium recorded as Document 0020441899.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenances to the above described real estate, the rights and easements for the benefit of said property 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 property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant of the Unit had no right of first refusal.

Permanent Index No:

17-09-113-001 17-09-113-002

17-09-113-003 17-09-113-004

17-09-113-005 17-09-500-001

Property Address:

758 Larrabee, Unit 617
Chicago, Illinois 60610


SUBJECT TO: (1) General real estate taxes for the year 2002 and subsequent years. (2) Covenants, conditions and restrictions of record. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 20TH day of AUGUST, 2003.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY


Robert A. Massarelli


Christine K. Massarelli

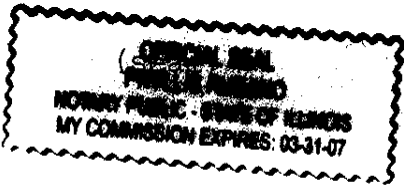
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert A. Massarelli and Christine K. Massarelli, husband and wife, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety 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.

Given under my hand and notary seal, this 20th day of August, 2003.

 Notary Public

My commission expires _____



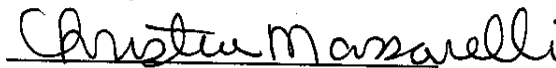
Given under my hand and notary seal, this 20th day of Aug, 2003.


NOTARY PUBLIC


COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph E Section 4, Real Estate Transfer Act.
Date: 8/22/03


Prepared By:
Jeffery M. Clery
1st Bank Plaza
Lake Zurich, Illinois 60047


Signature: 


STATE TAX 	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	SEP. 17. 03	0036000
	# 0000047015	FP326652

COUNTY TAX 	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	SEP. 17. 03	0018000
	# 0000046844	FP326665

WARRANTY DEED - Page 5

CITY TAX 	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	SEP. 17. 03	0090000
	# 0000040840	FP326650

CITY TAX 	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	SEP. 17. 03	0090000
	# 0000040839	FP326650

CITY TAX 	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	SEP. 17. 03	0090000
	# 0000040842	FP326650

UNOFFICIAL COPY

Property of Cook County Clerk's Office

