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QUIT CLAIM DEED

PREPARED BY: DON CARRILLO 218 N. Jefferson, Suite 400 Chicago, Illinois 60661

**GRANTEE ADDRESS:** 

Theresa O'Byrne



Doc#: 0403326271

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 02/02/2004 04:34 PM Pg: 1 of 4

Grantor(s), Patrick A. O'Byrne, married to Cathy O'Byrne, Mary O'Byrne, married to Scott Donahey, Ant O'Byrne-Policht married to Richard Policht, Francis O'Byrne, married to Leslie O'Byrne, Margart O'Byrne, married to Karl Hanek, of CHICAGO, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the GRANTEE(S, Theresa O'Byrne, widowed not remarried all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO

Permanent Index Number:

17-10-401-014-1433

Property Address:

195 N. Harbor Drive, Unit 4909, Chicago, Illinois 60601

SUBJECT TO: (1) General real estate taxes for the year 2003 and subsequent years. (2) Covenants, conditions and restrictions of record.

THIS PROPERTY IS NON-HOMESTEAD AS TO CATHY O'BYRNE, SCOTT DONAHEY, RICHARD POLICHT, LESLIE O'BYRNE AND KARL HANEK

FOLICITY, EESCHE O BIRNE AND KING IMPORT		
DATED this	_ Day of <u>Jaman</u>	, 2003.
Pats By	Mary OBy	e Au Osmijada
Patrick A. O Byrne	Mary O'Byrne	Ann O'Byrne-Policht
Zu Ory	Margut Of	3,
Franci≰ D'Byrne 🕨	Margaret & Byrne	L London Marie Conscious Constant
4		3 "OFFICIAL SEAL"
STATE OF ILLINOIS	) /	DARNELL GUTIERREZ
	) SS	Notary Public, State of Illinois
COUNTY OF COOK	)	My Commission Expires 03/26/07
	0.1	passessessessesses
Subscribed and sworn to before me this 9th day of ANUARY 2004		
My Commission Expires:	3-d6-07	Namell Sutients
		Notary Public
EXEMPT JUNDER 'REAL" ESTATI	E-TRANSTER TAX ACT-SEC 4-2-	
PER PAR. AND COOK CO	IBITY-OUT ZETAN DER	, pr

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Legal Description:

UNIT 4909 IN THE PARKSHORE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE.

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FOR 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 FRET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIED 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 FETT; 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 LOINT UNIT 1, A SUBDIVISION RECORDED IN SAID RECORDER'S OFFICE ON DLCEMBER 13, 1974 AS DOCUMENT NUMBER 22935649; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 169.878 FEET TO AV 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 3FING 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, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 19, 1989 AND RECORDED SEPTEMBER 1, 1989 AS DOCUMENT 89410952 BY AND AMONG AMERICAN NATIONAL BANK 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 REFLACEMENT OF THOSE EXISTING RAMPS AND OVER SUCH PORTIONS OF EXISTING DRIVEWAY AS FURTHER DELINEATED ON EXHIBIT C OF SAID DOCUMENT CREATING SAID EASEMENTS.

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 FOR DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THILD 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 PLAT'S OF PAGES 4 TO 9, INCLUSIVE, AS DOCUMENT NUMBER 18461961) AND RUNLING THENCE NORTH ALONG THE NORTHWARDS 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 DESCRIBE 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 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 DESCRIBE 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 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 1 PASSENGER VEHICLE(S) AS CREATED BY AND DESCRIBED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 95414356.

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### STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

SUBSCRIBED and SWORN to before me
by the said final with this

a day of August 7004

NOTARY PUBLIC

Signature

Signature

Signature

Signature

Signature

Signature

OFFICIAL SEAL"

DARNELL GUTIERREZ

Notary Public, State of Illinois

My Commission Expires 03/26/07

The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Connects.

SUBSCRIBED and SWORN to before me by the said ARRICO this day of Arrivative, 2003-2004 R

"OFFICIAL SEAL"
DARNELL GUTIERREZ
Notary Public, State of Illinois
My Commission Expires 03/26/07

#### NOTE:

ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACHED TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)