

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 0412529182  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 05/04/2004 11:07 AM Pg: 1 of 4

CTI 8196326 E. Gum 1 of 2 No Abs

THE GRANTOR, **MARILYN MAHER**, a married woman, and **ROBERT P. MAHER**, her husband (for the sole purpose of releasing and waiving his homestead rights), both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to **RANDALL W. LARRIMORE**, ~~TRUSTEE OF THE RANDALL W. LARRIMORE REVOCABLE TRUST DATED 12/29/88, AS AMENDED AND RESTATED ON 1/12/95, WITH SECOND AMENDMENT AND RESTATEMENT ON 8/30/02~~ with an address of 1122 North Clark Street, #2504, Chicago, Cook County, Illinois, and the said grantee's successors and assigns, forever, the following described real estate (the "Real Estate") situated in the County of Cook, State of Illinois, to wit:

*✓ MAHER to JUSTIN C. LARRIMORE*

**SEE EXHIBIT A  
FOR LEGAL DESCRIPTION OF  
THE REAL ESTATE**

To have and to hold the said real estate unto the said grantees, and their successors and assigns, subject to: **SEE EXHIBIT B**

Grantor hereby waives any rights to the Real Estate arising under the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-03-204-068-1005  
Address of Real Estate: 33 East Bellevue, Unit No. 3W  
Chicago, Illinois 60611

City of Chicago  
Dept. of Revenue  
334484  
03/30/2004 09:36 Batch 11234 16

Real Estate  
Transfer Stamp  
\$15,750.00



BOX 333

# UNOFFICIAL COPY

COUNTY TAX # 0000068638	COOK COUNTY REAL ESTATE TRANSACTION TAX APR. 30. 04 REVENUE STAMP	REAL ESTATE TRANSFER TAX
		01050.00
		FP 102802

IN WITNESS WHEREOF, the grantor has executed and delivered, and the grantee have received and accepted, this Warranty Deed as of March 29<sup>th</sup>, 2004.

*Marilyn Maher*

MARILYN MAHER

*Robert P. Maher*

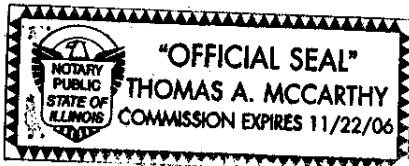
ROBERT P. MAHER

(for the sole purpose of releasing and waiving his homestead rights)

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARILYN MAHER and ROBERT P. MAHER, 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.

Given under my hand and official seal this 29<sup>th</sup> day of March, 2004.



*Thomas A. McCarthy*

NOTARY PUBLIC

Commission expires: 11/22/06

**THIS INSTRUMENT WAS PREPARED BY:**

Thomas A. McCarthy, Esq.  
Quarles & Brady LLP  
500 West Madison Street, Suite 3700  
Chicago, IL 60661

**AFTER RECORDING PLEASE MAIL TO:**

E. Christopher Caravette  
Caravette & Associates, P.C.  
One IBM Plaza, Suite 2905  
Chicago, IL 60611

**SEND SUBSEQUENT TAX BILLS TO:**

Randall W. Larrimore, Trustee  
Randall W. Larrimore Revocable Trust dated 12/30/88  
33 East Bellevue, Unit No. 3W  
Chicago, IL 60611

STATE TAX # 0000068765	STATE OF ILLINOIS APR. 30. 04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX
		02100.00
		FP 102808

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## EXHIBIT A

### **LEGAL DESCRIPTION OF THE REAL ESTATE**

PARCEL 1: UNIT NO. 3W IN THE 33 EAST BELLEVUE CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7 AND THE WEST 21 ½ FEET OF LOT 8 (EXCEPT THE SOUTH 8 FEET OF SAID LOT CONDEMNED AND USED FOR ALLEY) IN THE SUBDIVISION OF THE NORTH ½ OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL IN SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93032608, AS AMENDED BY DOCS 93724765 AND 93874375, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P6, A LCE AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93032608.

Permanent Real Estate Index Number: 17-03-204-068-1005  
Address of Real Estate: 33 East Bellevue, Unit No. 3W  
Chicago, Illinois 60611

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## EXHIBIT B

- 1) Any covenants, conditions and restrictions of record including those referenced in Schedule B, Exception G, of Commitment for Title Insurance No. 1401 008196326 issued by Chicago Title Insurance Company on January 15, 2004 as follows:

(A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded January 13, 1993 as document no. 93032608 and amended from time to time, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.

- 2) Public and utility easements including those referenced in Schedule B, Exception E, of Commitment for Title Insurance No. 1401 008196326 issued by Chicago Title Insurance Company on January 15, 2004 as follows:

The right of the public of quasi public utilities, if any, as disclosed by survey made by Gremley & Biedermann, Inc. dated January 31, 1991, and recertified on October 23, 1992, as order no. 91100, and depicting the following: utility pole and wires located along the south east corner of the land

- 3) General real estate taxes not yet due and payable as of the date of this Warranty Deed.

- 4) The encroachments referenced in Schedule B, Exception D, of Commitment for Title Insurance No. 1401 008196326 issued by Chicago Title Insurance Company on January 15, 2004 as follows:

Encroachments as disclosed by survey made by Gremley & Biedermann, Inc. dated January 31, 1991, and recertified on October 23, 1992 as order no. 91100

- a) 3, 4 and 5 story brick building located on the property over and onto the land west and adjoining by 0.05 feet at southwest corner of the building and 0.06 feet at northwest corner at bottom and 0.35 feet at top
- b) 9 inch eave attached to the structure located on the property at the 5<sup>th</sup> floor over the west property line
- c) 6 inch cornice attached to the structure located on the property at the 4<sup>th</sup> floor over the west property line and east property line
- d) 1 foot cornice attached to the structure located on the property at the 3<sup>rd</sup> floor and 4<sup>th</sup> floor over the north property line

- 5) The encroachments referenced in Schedule B, Exception F, of Commitment for Title Insurance No. 1401 008196326 issued by Chicago Title Insurance Company on January 15, 2004 as follows:

Encroachment of fence onto the property north and adjoining by approximately 3 feet as disclosed by survey made by Gremley & Biedermann, Inc. dated January 31, 1991, and recertified on October 23, 1992, as order no. 91100

Encroachment of the 4 story brick and stone building located on the property east and adjoining over and onto this property by 0.12 feet at top as disclosed by survey made by Gremley & Biedermann, Inc. dated January 31, 1991, and recertified on October 23, 1992, as order no. 91100