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Doc#: 0434935010
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/14/2004 07:52 AM Pg: 1 of 4



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

Page into No Ass 142

825-0434

017

THE GRANTOR(S), Laszlo Rausch and Svetlana Rausch, husband and wife, of the City of Lake Bluff, Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Liebert S Reisel and THERESE M. REISEL husband & WIFE (GRANTEE'S ADDRESS) 15 Shoreside Drive, South Barrington, Illinois 60010 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general taxes for the year 2004 and subsequent years. *L MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO*
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-10-221-077-0000/17-10-221-078-0000
Address(es) of Real Estate: 415 E. North Water St., #W1404 & P-320, Chicago, Illinois, 60611

Dated this 17th day of November, 2004.

Laszlo Rausch

Svetlana Rausch

City of Chicago
Dept. of Revenue
359451
11/17/2004 14:13 Batch 14679 132

Real Estate
Transfer Stamp
\$7,462.50

Box 334

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Laszlo Rausch and Svetlana Rausch, husband and wife, personally known to me to be the same person(s) whose name(s) 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 official seal, this 17th day of November, 2004.

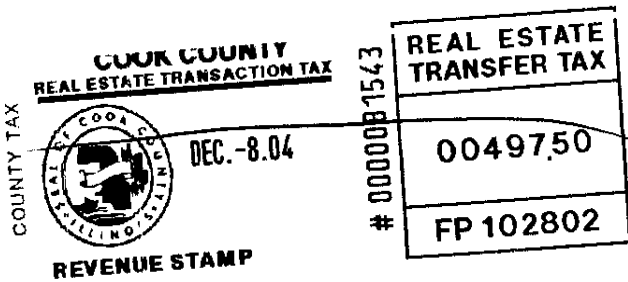
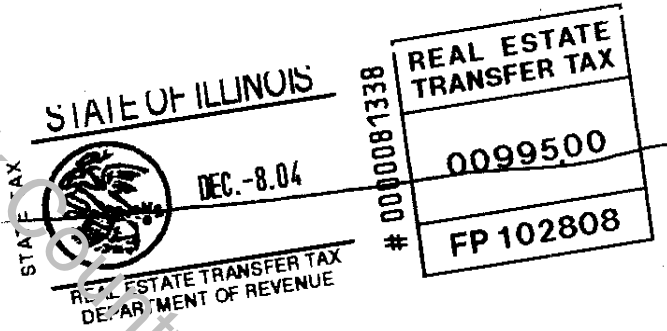


[Handwritten Signature]
(Notary Public)

Prepared By: Neal M. Ross
233 E. Erie St., Suite #300
Chicago, Illinois 60611-2926

Mail To:
Kim R. Denkwalter, esq.
5215 Old Orchard Rd.
Suite #1010
Skokie, IL 60077

Name & Address of Taxpayer:
Herbert S. Reisel
~~415 E. North Water St., #W1404~~ *15 SHORESIDE DR*
~~Chicago, Illinois 60611~~ *So. BARRINGTON, IL*
60010



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PARCEL 1: UNIT W1404 AND P-320, IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF VACATED EAST RIVER DRIVE AND OF BLOCK 14, (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NO. 8763094) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 4, 2000 AS DOCUMENT NUMBER 00595370.

EXHIBIT "A"

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EXHIBIT B

Subject to: (1) real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) covenants, conditions, restrictions and utility easements of record (including sewer, water, electric, telephone/data and gas utilities), provided the Property improvements do not violate or encroach thereon; (4) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration of Condominium for RiverView Condominium Association ("The Declaration") including a reservation by RiverView Condominium Association (the "Condominium Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (5) Declaration of Covenants, Conditions, Restrictions and Easements, as amended from time to time (the "Declaration of Easements"); (6) Declaration of Development Rights and Restrictions made by the Chicago Dock and Canal Trust recorded February 26, 1992 as Document 92121227; (7) terms, provisions, rights, duties and obligations as set forth in Development Rights Agreement recorded December 31, 1985 as Document 85343997 and filed December 31, 1985 as Document LR 3487130 by and between Chicago Dock and Canal Trust, an Illinois business trust and the Equitable Life Assurance Society of the United States; (8) provisions of the Condominium Property Act of Illinois (the "Act"); (9) Mutual Grant of Easement dated December 18, 1986 and recorded as Document Number 87106321, made by and between the Chicago Dock and Canal Trust, The Equitable Life Assurance Society of the United States and the City of Chicago, made in accordance with the Planned Unit Development, recorded as Document Number 87106319, regarding inter alia, pedestrian access, construction, maintenance, repair and replacement of easement and public ways. By document recorded June 6, 1998 as Document Number 88242833, Commonwealth Edison Company released any interest in said easements; (10) terms, covenants, provisions, conditions, rights, obligations, easements and assessments set forth and established by the Declaration of Protective Covenants, for Cityfront Center East, Chicago, Illinois made by the Chicago Dock and Canal Trust an Illinois business trust dated August 31, 1989 and recorded August 31, 1989 as Document Number 89410218 and first amendment dated December 18, 1989 and recorded December 20, 1989 as Document Number 89508952; (11) the terms, provisions and conditions of Planned Development Ordinance Number 368 adopted November 6, 1985 and amended June 23, 1998; (12) the terms outlined in Chicago Plan Commission approval dated September 12, 1985, under the Lakes Protection Ordinance; (13) City of Chicago Department of Planning Guidelines issued for Cityfront Center dated September, 1985; (14) the following matters as disclosed by Chicago Guarantee Survey Company Survey, dated April 7, 1997: encroachment by transformers and transformer pads over the north line of the land onto East North Water Street, possible easement for electric power lines along the north line of the land and encroachment by the strip of bituminous pavement over the north line of the land; (15) terms, provisions, conditions and limitations of the Declaration of Development Rights and Restrictions dated February 25, 1992 recorded February 26, 1992 as Document Number 92121227; and (16) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.