

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc#: 0436435088
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 12/29/2004 08:54 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR Jennifer Newman, an unmarried woman, of 11730 W. Sunset Blvd., Apt 208, Brentwood, California 90049, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Jeffrey S. Koerner and Anne E. Lee, husband and wife, as TENANTS BY THE ENTIRETY, not as tenants in common and not as joint tenants, an undivided one-half (1/2) interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2004 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 17-10-401-005-1075

Address of Real Estate: 155 N. Harbor Drive, Unit 705, Chicago, Illinois 60601

The date of this deed of conveyance is December 13, 2004.

(SEAL) Jennifer Newman

(SEAL)

CITY OF CHICAGO



DEC. 27. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000018569

REAL ESTATE
TRANSFER TAX

0195000

FP 102805

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 Jennifer Newman personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.



(Impress My Commission Expires)

Given under my hand and official seal December 13, 2004

Notary Public

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BOX 334 CTI Page 1

STATE TAX

STATE OF ILLINOIS
DEC. 27. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000081838

REAL ESTATE
TRANSFER TAX

0026000

FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 27. 04
REVENUE STAMP

0000082045

REAL ESTATE
TRANSFER TAX

0013000

FP 102802

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LEGAL DESCRIPTION

For the premises commonly known as 155 N. Harbor Drive, Unit 705, Chicago, Illinois 60601

PARCEL 1:

UNIT NO. 705, IN HARBOR DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 1 AND 2 IN BLOCK 2 IN HARBOR POINT UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL THE LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON, CAISSON CAP AND COLUMN LOTS 1-'A', 1-'B', 1-'C', 2-'A', 2-'B', 2-'C', 3-'A', 3-'B', 3-'C', 4-'A', 4-'B', 4-'C', 5-'A', 5-'B', 5-'C', 6-'A', 6-'B', 6-'C', 7-'A', 7-'B', 7-'C', 8-'A', 8-'B', 8-'C', 9-'A', 9-'B', 9-'C', M-LA AND MA-LA OR PARTS THEREOF, AS SAID LOTS ARE DEDICATED, ENUMERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT NO. 1, FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD OF SAID LOT 1 IN BLOCK 2, AFORESAID, AND LYING ABOVE THE UPPER SURFACE OF THE LAND, PROPERTY AND SPACE TO BE DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR UTILITY PURPOSES.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR THE 155 HARBOR DRIVE CONDOMINIUM ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NO. 58912, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935653 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935654; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION, AS AMENDED AS AFORESAID AND SURVEY).

PARCEL 2:

EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1, AFOREDESCRIBED THROUGH, OVER AND ACROSS LOT 3 IN BLOCK 2 OF SAID HARBOR POINT UNIT NO. 1 ESTABLISHED PURSUANT TO ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NUMBER 58912, UNDER TRUST NO. 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS, AS DOCUMENT 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935662).

PARCEL 3:

EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1 AFOREDESCRIBED AS SET FORTH IN RESERVATION AND GRANT OF RECIPROCAL EASEMENTS AS SHOWN ON PLAT OF HARBOR POINT UNIT NO. 1, AFORESAID, AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 58912 AND UNDER TRUST NO. 58930 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935652), ALL IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:
The Kaplan Group Ltd.
180 N. LaSalle, Suite 2505
Chicago, IL, 60601

Send subsequent tax bills to:
Jeffrey S. Koerner and Anne E. Lee
155 N. Harbor Drive, Unit 705
Chicago, Illinois 60601

Recorder-mail recorded document to:
James Faier, Esq.
Faier & Faier
566 W. Adams St, #600
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