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**WARRANTY DEED
Statutory (Illinois)
Joint Tenancy**



Doc#: 0515220091
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/01/2005 12:10 PM Pg: 1 of 5

GRANTOR:
SCOTT ULASZEK, Single and never married

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and no/100 DOLLARS in hand paid.

CONVEY and WARRANT to GRANTEES:

SCOTT ULASZEK and JOAN ULASZEK
415 East Water Street, Chicago, Illinois 60611

not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

SUBJECT TO: General taxes for 2004 and subsequent years and covenants, conditions and restrictions of record.

Permanent Index Number: 17-10-221-⁰⁷⁷0000 & 17-10-221-⁰⁷⁸047-0000

Address of Real Estate: 415 East North Water Street, Unit 1203 and P-257
Chicago, Illinois 6060611

Dated this 30th day of December, 2004.

Scott Ulaszek

545

State of Illinois, County of Cook ss.

FIRST AMERICAN

File # 11946411W145



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **SCOTT ULASZEK, single and never married**, 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 he signed, sealed and delivered the said instrument as his 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 30th day of December, 2004.

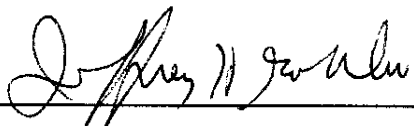
Commission expires Dec 31, 2005 Jeffrey H. Gottlieb

This instrument was prepared by **JEFFREY H. GOTTLIEB, 1650 N. Arlington Heights Road
Arlington Heights, Illinois 60004**

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EXEMPT UNDER PROVISIONS OF PARA. (E) SEC. 4
REAL ESTATE TRANSFER ACT.

DATE: 12-30-04



MAIL TO:

JEFFREY H. GOTTLIEB
1650 North Arlington Heights Rd
Arlington Heights, Illinois 60004

SEND SUBSEQUENT TAX BILLS TO

SCOTT ULASZEK
415 East Water Street
Chicago, Illinois 60611

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1: UNIT W1203 and P-257 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.

Permanent Real Estate Index Numbers: 17-10-221-077-0000/17-10-221-078-0000.

Address of Real Estate: Unit W1203 and P-257, 415 East North Water Street, Chicago, IL 60611

"Grantor also hereby grants Grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as 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 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."

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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 89608952; (11) the terms, provisions and conditions of Planned Development Ordinance Number 568 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.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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.

Dated 12-30, 2004.

[Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF December 2004



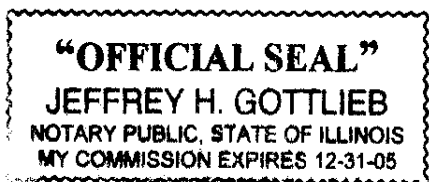
[Signature]
Notary Public

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, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 12-30, 2004.

[Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF December 2004.



[Signature]
Notary Public

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.

(Attach 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.)