

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS - INDIVIDUAL TO INDIVIDUAL



Doc#: 0529333107 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/20/2005 10:08 AM Pg: 1 of 4

THE GRANTOR,

**JEANNINE M. WOODYEAR,**

of the City of Chicago, State of Illinois for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto

**PATRICIA CARMAN,**  
an unmarried person,

**4541 North Sheridan #715, Chicago, Illinois 60601**

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

### SEE LEGAL DESCRIPTION ATTACHED HERETO

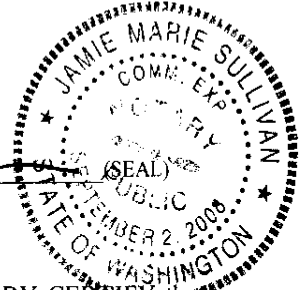
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to general taxes for 2004 and subsequent years and to covenants, conditions and restrictions of record.

(Above Space for Recorder's Use Only)

Permanent Real Estate Index Number: **17-10-401-014-1083**  
Address of Real Estate: **195 North Harbor Drive - Unit 1101, Chicago, IL 60601**

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 12 day of **October**, 2005.

**JEANNINE M. WOODYEAR**



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 **JEANNINE M. WOODYEAR** 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.

Given under my hand and official seal, this 12 day of **October**, 2005.

Notary Public

This instrument was prepared by: Martin Cohn, 116 South Michigan, Chicago, Illinois 60603 (312) 372-3458

MAIL TO: Jeffrey Singer, Esq.  
330 North Wabash #200  
Chicago, Illinois 60611

SEND SUBSEQUENT TAX BILLS TO:  
Patricia Carman  
195 North Harbor Drive - Unit 1101  
Chicago, Illinois 60601

CIT 045900546 PHA 10/20/05 1-12

Box 334

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STATE OF ILLINOIS  
 STATE TAX  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 OCT. 18. 05  
 000089835 #  
 REAL ESTATE TRANSFER TAX  
 00449.00  
 FP 102808

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 COOK COUNTY  
 REVENUE STAMP  
 OCT. 18. 05  
 8400600000 #  
 REAL ESTATE TRANSFER TAX  
 00224.50  
 FP 102802

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 CITY TAX  
 CITY OF CHICAGO  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 OCT. 18. 05  
 000085984 #  
 REAL ESTATE TRANSFER TAX  
 03367.50  
 FP 102805

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## LEGAL DESCRIPTION

195 North Harbor #1101, Chicago, IL 60601 -- 17-10-401-014-1083 -- Page 1 of 2

UNIT 1101 IN THE PARKSHORE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT 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 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED 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 FEET; 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 85.095 FEET TO THE NORTH EAST CORNER OF BLOCK 2 OF HARBOR POINT UNIT 1, A SUBDIVISION RECORDED IN SAID RECORDER'S OFFICE ON DECEMBER 13, 1974 AS DOCUMENT NUMBER 22935649; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 169.878 FEET TO AN 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 BEING 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 29, 1989 AND RECORDED SEPTEMBER 1, 1989 AS DOCUMENT 89410952 BY AND AMONG AMERICAN NATIONAL BANK AND 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

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## LEGAL DESCRIPTION

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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 REPLACEMENTS OF THOSE EXISTING RAMPS AND OVER SUCH PORTIONS OF EXISTING DRIVEWAY AS FURTHER DELINEATED ON EXHIBIT C OF SAID DOCUMENT CREATING SAID EASEMENT.

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 99410952 OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORTD 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 THIRD 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 PLATS OF PAGES 4 TO 9, INCLUSIVE, AS DOCUMENT NUMBER 18461961), AND RUNNING THENCE NORTH ALONG THE NORTHWARD 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 DESCRIBED 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 DESCRIBED 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 4:

VALET PARKING RIGHT FOR 1 PASSENGER VEHICLE(S) AS CREATED BY AND DESCRIBED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 95414356.