



Doc#: 0609742101 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/07/2006 01:23 PM Pg: 1 of 3

**WARRANTY DEED**

[TENANTS BY THE ENTIRETY]

The GRANTORS, **DALE F. DEMBSKI and KAREN FRANSON**, Husband and Wife, in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND WARRANT to the GRANTEES, **ALECCE BEDRICKY and TANIA<sup>M</sup> BEDRICKY**, Husband and Wife, of 415 E. North Water Street, Unit 1502, Chicago, IL 60611, not as joint tenants nor as tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**THE LEGAL DESCRIPTION IS ATTACHED HERETO AND EXPRESSLY INCORPORATED HEREIN AS EXHIBIT "A"**

**Permanent Index No:** 17-10-221-082-1037  
17-10-221-082-1558  
17-10-221-082-1559

**Property Address:** 415 E. North Water Street, #1303, P367, P368  
Chicago, IL 60611


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 real estate not as tenants in common nor as joint tenants, but as TENANTS BY THE ENTIRETY, forever.

**SUBJECT TO:** general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record which do not impair grantees' use of the property as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; the Condominium Declaration and any amendments thereto; the Condominium Property Act of the State of Illinois; regular monthly condominium assessments due after the date of closing; and, acts done or suffered by or through the grantees.

1 of 2  
SA 2226209  
GT  
PH  
504  
334


# UNOFFICIAL COPY

Dated this 30th day of March, 2006

  
 \_\_\_\_\_  
 DALE DEMBSKI

  
 \_\_\_\_\_  
 KAREN FRANSON

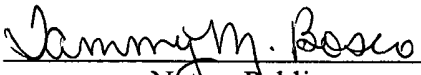
STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF COOK )

City of Chicago  Real Estate  
~~Dept. of Revenue~~ Transfer Stamp  
 426729 \$8,325.00  
 03/31/2006 09:20 Batch 11816 4

I, the undersigned Notary Public in and for said County and State, do hereby certify that Dale Dembski and Karen Franson, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and acknowledged that they signed said instrument as their free and voluntary act, for the uses and purposes contained therein, including the release and waiver of the right of homestead.

Witness my hand and seal, this 30th day of March, 2006


"OFFICIAL SEAL"  
 TAMMY M. BOSCO  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 11/21/2009

  
 \_\_\_\_\_  
 Notary Public

Commission Expires:  
11/21/09


This instrument was prepared by: Paul D. Fischer, Esq., Shefsky & Froelich Ltd, Suite 2800, 111 East Wacker Drive, Chicago, Illinois 60601.

AFTER RECORDING RETURN TO:  
Thompson & Thompson  
14 S. LaSalle St. - #302  
Chicago, IL 60603

STATE TAX  APR. - 5.06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE # 0000093857

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0111000                  |
| FP 102808                |

SEND TAX BILLS TO:  
Alexa Bedrick & Tene Bedrick  
415 E. North Lake St., #1003  
Chicago, IL 60611

COUNTY TAX  APR. - 5.06  
 COOK COUNTY REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP # 0000094085

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00555.00                 |
| FP 102802                |

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT W1303 AND P367 AND P368 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.