

# UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
Tenants by the Entirety**



Doc#: 0703833049 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/07/2007 09:19 AM Pg: 1 of 3

NNNT 01070120  
10 2 TJ

THE GRANTOR(S) Joseph Vanelia, III, of the City of Naperville, County of DuPage, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Randall J. Crabtree and Katherine A. Crabtree, husband and wife, ~~as tenants by the entirety~~, City of Arlington Heights, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*joint tenants*

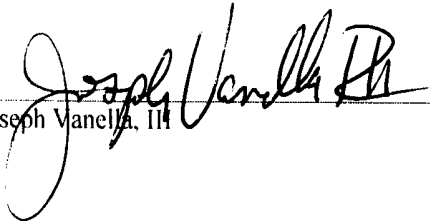
**Legal Description Attached**

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006 & 2007, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property.

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 as husband and wife, as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 17-10-318-048-0000 and 17-10-400-019  
Address(es) of Real Estate: 420 E. ~~Waters~~ Drive, #2303, Chicago, Illinois 60601

Dated this 24<sup>th</sup> <sup>\*Waterside</sup> day of January, 2007

  
Joseph Vanelia, III

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

*313*

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STATE OF ILLINOIS, COUNTY OF LaSalle SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph Vanella, III, 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 27th day of January, 20 07.



Cindi J. Novak (Notary Public)

**Prepared by:**

William W. Mohr, P.C.  
400 E. Dixie Road, Suite 310  
Naperville, IL 60563

**Mail to:**

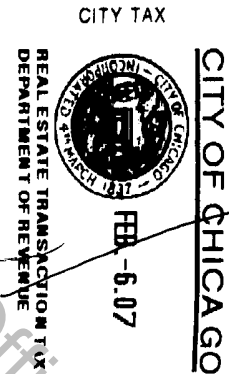
Randall & Katherine Crabtree  
420 E. Waterside Drive, #2303  
Chicago, IL 60601

2000 N Fernandez Ave  
Arlington Hts. IL 60004

**Name and Address of Taxpayer:**

Randall & Katherine Crabtree  
420 E. Waterside Drive, #2303  
Chicago, IL 60601

2000 N Fernandez Ave  
Arlington Hts IL 60004



**COOK COUNTY  
REAL ESTATE TRANSACTION TAX**



FEB.-6.07

REVENUE STAMP

1586000000 #

REAL ESTATE TRANSFER TAX
0025250
FP 326657

# 0000011992

REAL ESTATE TRANSFER TAX
0050500
FP 326703

# 0000011193

REAL ESTATE TRANSFER TAX
0378750
FP 326675

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## Exhibit A

### Parcel 1:

Unit 2303 and Parking Space Unit P-285, together with the exclusive right to use Storage Space S-177, a limited common element, in The Regatta Condominium, as delineated and defined on the plat of survey of the following described parcels of real estate:

Lot 6 and the East 20 feet of Lot 5 in Lakeshore East subdivision of part of the unsubdivided lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded March 4, 2003 as document 0030301045, in Cook County, Illinois.

Which Survey is attached as Exhibit A to the Declaration of Condominium recorded August 15, 2006 as document number 0622717054, as amended from time to time, together with their undivided percentage interest in the common elements.

### Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1, including easements for access to improvements being constructed over temporary construction easement areas, for pedestrian and vehicular ingress and egress on, over, through and across the streets, and to utilize the utilities and Utility Easements, all as more particularly defined, described and created by Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East made by and between Lakeshore East LLC, Lakeshore East Parcel P LLC, and ASN Lakeshore East LLC dated as of June 26, 2002 and recorded July 2, 2002 as document 0020732020, as amended from time to time.

### Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Easements, Reservations, Covenants and Restrictions recorded August 15, 2006 as document number 0622717053 for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein. (Said burdened land commonly referred to in the aforementioned Declaration as the "Retail Parcel.")

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.