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REPUBLIC TITLE CO.



Doc#: 0717226102 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2007 12:06 PM Pg: 1 of 5

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR (name & address)

Jonathan L. Miller, *single*
758 North Larrabee, #814
Chicago, IL 60610

THIS SPACE FOR RECORDER'S USE ONLY

A26 0887
JL 3

ANBU-01653

of the City of Chicago, County of COOK, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Amy M. Klein
(NAMES AND ADDRESS OF GRANTEEES)

17681 Crestlind Dr., Lake Oswego, OR 97034
the following described Real Estate situated in the County of COOK, in the State of Illinois, to-wit

SC

LEGAL DESCRIPTION CONTINUED ON EXHIBIT "A" ATTACHED HERETO AND MADE A 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 Real Estate Taxes for 2006 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Permanent Index Number(s) 17-09-113-012-1218 and 17-09-113-012-1405

Property Address: 758 N. Larrabee, Unit 814, Chicago, IL 60610

DATED this *2* day of *May*, 2007.

(Seal)

[Signature]
Jonathan L. Miller
(Seal)

(Seal)

(Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES (765 ILCS 5/35c)

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MISSOURI
STATE OF ~~ILLINOIS~~ }
County of St. Louis } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT, Jonathan L. Miller** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12 day of May, 2007.

Carol A. Sandidge
Notary Public

My Commission Expires on 10-09 2009

CAROL I. SANDIDGE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES 10-09-09
COMMISSION #05529215

Impress Notary Seal Here

STATE OF ILLINOIS
STATE TAX
JUN. 20. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000007427
REAL ESTATE TRANSFER TAX
00405.00
FP 103020

Prepared By: Judy Schuhl
LandAmerica OneStop, Inc.
Two Devon Square, Suite 200
744 W. Lancaster Avenue
Wayne, PA 19087

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUN. 20. 07
REVENUE STAMP
0000014548
REAL ESTATE TRANSFER TAX
00202.50
FP 103019

Mail To:
Bruce Tinkoff, Attorney
413 E. Main Street
Barrington, Il 60010

Name & Address of Taxpayer:
Amy M. Klein
758 N. Larrabee, #814
Chicago, Il 60610

City of Chicago
Dept. of Revenue
514968
06/20/2007 11:37
Batch 00748 50
Real Estate Transfer Stamp
\$3,037.50

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Exhibit A

Legal Description:

PARCEL A:

UNIT 814 AND GU-164 IN ONE RIVER PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

A TRACT OF LAND COMPRISED OF SUB-LOTS 1 AND 2 IN RESUBDIVISION OF LOTS 2 TO 8, BOTH INCLUSIVE IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND 66 FEET WIDE EAST OF AND ADJOINING, ALSO THE WEST 1 FEET OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 82, ALL IN RUSSELL, MATHER AND ROBERTS SECOND ADDITION TO CHICAGO, ALSO LOTS 9 AND 10 IN BLOCK 81, PARTS OF LOTS 2 TO 10, BOTH INCLUSIVE, IN BLOCK 82 TOGETHER WITH A STRIP OF LAND 66 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, TOGETHER WITH A STRIP OF LAND LYING WEST OF AND ADJOINING THE AFORESAID PARCELS OF LAND AND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, ALL IN RUSSELL, MATHER AND ROBERTS SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON A ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE SOUTH 00 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK LINE 328 FEET TO THE SOUTHERLY FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET. THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 326.35 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE EAST 49.00 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 10.00 FEET OF THE EAST 49.00 FEET OF THE FOLLOWING TRACT OF LAND: A TRACT OF LAND COMPRISED OF SUBLOTS 1 AND 2 IN RESUBDIVISION OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 81 TOGETHER WITH A PARCEL OF LAND 66 FEET WIDE EAST OF AND ADJOINING, ALSO THE WEST 1 FOOT OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 82, ALL IN RUSSELL, MATHER AND ROBERTS SECOND ADDITION TO CHICAGO, ALSO LOTS 9 AND 10 IN BLOCK 81, PARTS OF LOTS 2 TO 10, BOTH INCLUSIVE, IN BLOCK 12 TOGETHER WITH A STRIP OF LAND 66 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, TOGETHER WITH A STRIP OF LAND LYING WEST OF AND ADJOINING THE AFORESAID PARCELS OF LAND AND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, ALL IN RUSSELL, MATHER AND ROBERTS SECOND ADDITION TO CHICAGO, IN SECTION 90, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE ON THE CHICAGO RIVER; THENCE SOUTH 00 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK

LINE, 328.27 FEET TO THE SOUTHERLY FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 29 MINUTES, 41 SECONDS EAST, ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 326.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE PURCHASER PUD DEVELOPMENT REQUIREMENTS AND UNDERGROUND UTILITIES FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT NUMBER 00939072 OVER THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 2 TO 9, BOTH INCLUSIVE, IN BLOCK 82 IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS, WEST 39.00 FEET; THENCE SOUTH 00 DEGREES, 29 MINUTES 41 SECONDS WEST 284.53 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 41 SECONDS EAST, 39.00 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 284.18 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF A DRIVEWAY CONNECTING THE INGRESS AND EGRESS DRIVEWAY TO NORTH LARRABEE STREET FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY EASEMENT AGREEMENT INSTRUMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT 00939072 OVER THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 9 AND 10 IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 39.00 FEET; THENCE SOUTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST 284.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 29 MINUTES, 14 SECONDS WEST, 42.16 FEET TO THE SOUTH FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST ALONG THE EXTENSION OF SAID BUILDING FACE, 39.00 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET. THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 42.16 FEET; THENCE SOUTH 89 DEGREES, 29 MINUTES, 41 SECONDS WEST 39.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE DRIVEWAY RAMP FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT 00939072 OVER THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 9 AND 10 IN BLOCK 81, LOTS 9 AND 10 IN BLOCK 82, A PARCEL OF LAND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER AND WEST OF AND ADJOINING SAID LOTS 9 AND 10 IN BLOCK 81 TOGETHER WITH A PARCEL OF LAND, 66.00 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82 IN ALL IN RUSSELL, MATHER AND ROBERTS SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CHICAGO AVENUE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, THENCE SOUTH 00 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK

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LINE, 328.27 FEET TO THE SOUTHERLY FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, ALONG SAID BUILDING FACE 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET: THENCE SOUTH 00 DEGREES 24 MINUTES 14 SECONDS EAST, ALONG SAID WEST LINE 27.00 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 41 SECONDS WEST, ALONG A LINE 27 FEET SOUTH OF AND PARALLEL WITH SAID BUILDING FACE, 218.71 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE NORTH 00 DEGREES 14 MINUTES 38 SECONDS EST, 27.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE PEDESTRIAN WALKWAY, OF THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY THE EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT 00939072 OVER THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 9 AND 10 IN BLOCK 81, LOTS 9 AND 10 IN BLOCK 82, A PARCEL OF LAND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER AND WEST OF AND ADJOINING SAID LOTS 9 AND 10 IN BLOCK 81 TOGETHER WITH A PARCEL OF LAND 66.00 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82 ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE: THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES 60 MINUTES, 00 SECONDS WEST 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER THENCE SOUTH 00 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK LINE 355.27 FEET TO A LINE 27.00 SOUTH OF AND PARALLEL WITH THE SOUTHERLY FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING AND THE POINT OF BEGINNING: THENCE NORTH 89 DEGREES, 29 MINUTES 41 SECONDS EAST, ALONG SAID PARALLEL LINE 218.78 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER: THENCE NORTH 00 DEGREES, 19 MINUTES, 38 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020441879 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-218, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020441899.