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Warranty Deed

ILLINOIS

Doc#: 0802810050 Fee: \$30.50 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/28/2008 11:44 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR, Robert W. Troch, married to Charlene Troch, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Robert W. Troch, Jr. and Charlene Troch, as Trustees under the ROBERT W. TROCH, JR. 2002 LIVING TRUST, dated August 14, 2002, and any amendments or restatements thereto, sitused at 145 E. North Water Street, Chicago, Illinois, the CPANTEE, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Exhibit "A" Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: All matters set fort 1 or. Exhibit "B" attached hereto.

Permanent Real Estate Index Numb	per(s): 17-10-221-083-1645 and 17-10-221-08	33-1419
Address of Real Estate: 🕊 E. Nor	th Water Street, Chicago, Illinois, 60611, Unit	s ¥2504 and P-228
415		<i>/</i>
	The date of this deed of conveyance is 1)	$^{-1}$ 2007

(SEAL) Robert W. Troch (SE

(SEAL) Charlene Troch, solely to waive rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

State of Illinois)
SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of oresaid, DO HEREBY CERTIFY that R. C. Troch, personally known to me to be the same person whose name are 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. (Impress Seal Here)

2007

(My Commission Expires 6 - 10 - 10)

 $\sqrt{1}$

ary Public

Given under my hand and official seal

Page

CPFICIAL SEAL"
LARRY PUSATERI
Notary Public, State of Illinois
My Commission. Expires June 10, 2010

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For the premises commonly known as 445 E. North Water Street, Chicago, Illinois, 60611, Units W2504 and P-228

EXHIBIT A

PARCEL 1: UNIT W2504 and P-228 IN THE RIVERVIEW CONDOMIMIUM 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 CIYTFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PREJUIPAL 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, ILL NOIS.

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: 17-10-221-083-16/,

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH E

DATE

SIGNATURE OF AUTHORIZED PARTY

This instrument was prepared by:

Kathryn F. McDonough

Kelleher & Buckley, LLC

231 West Main Street

Barrington, Illinois 60010

Send subsequent tax bills to:

Robert W. Troch, Jr. 445 E. North Water Street

Chicago, Illinois, 60611

Recorder-mail recorded document to:

Kathryn F. McDonough

Kelleher & Buckley, LLC

102 S. Wynstone Park Dr., Suite 100

North Barrington, Illinois 60010

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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 an Vetween 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, e sements and assessments set forth and established by the Declaration of Protective Covenants, for Citylront 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 \$3608952; (11) the terms, provisions and conditions of Planned Development Ordinance Number 168 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, 1965; (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 courachment 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

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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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-1, 2007

Signature:_

(Grantor/Agent)

Subscribed and Sworn to before me

this 1th day of December, 2007.

"CFFIEDAL SEAL"
LARPY PUSATER!
Notary France State of Himois
My Commission Express June 10, 2010

NO PARY 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2-7, 2007

Signature:

(Grantee/Agent)

Subscribed and Sworn to before me

this th day of

December 2007.

NOTARY PUBLIC

CENTRAL SCAL"
LASSY FUSATER!
Notay Fusic State at Illinois
My Commission Expressions 10, 2010

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.)