

UNOFFICIAL COPY



Doc#: 1233356019 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2012 02:17 PM Pg: 1 of 4

This instrument prepared by:
Crystal L. Kontny, Esq.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Property Address:
195 North Harbor Drive, Unit 206
Chicago, IL 60601

PIN: 17-10-401 011-1007

After recording, please mail to:
NEAL M. ROSS, ATT
670 N CLARK, #200-W
CHICAGO, IL 60654

WT 1228065

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23rd day of OCTOBER, 2012, between **THINK MUTUAL BANK**, a savings and loan association of Rochester, Minnesota, party of the first part, and **CHERIE LAAPERI** of Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the President of said Corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its heirs and assigns, FOREVER, the following described Real Estate situated in the County of Cook in the State of Illinois, known and described as follows, to-wit:

SEE RIDER CONTAINING LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the party of the first part will defend the same against the lawful claims of all persons claiming by, through or under party of the first part, but not otherwise.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Senior Vice President, Chief Operating Officer, the day and year first above written.

THINK MUTUAL BANK

By: *Cheryl Schaefer*
Cheryl Schaefer, Senior Vice President and Chief Operating Officer

State of MN)
County of Olmsted) ss

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Cheryl Schaefer, personally known to me to be the Senior Vice President and Chief Operating Officer of Think Mutual Bank, a savings and loan association, and 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 severally acknowledged that as such Senior Vice President and Chief Operating Officer, she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of October, 2012.

Joyce A. Massaro
NOTARY PUBLIC



Mail Subsequent Tax Bills to:
CHERIE LAAPERI
195 N. HARBOUR Dr. #206
CHICAGO, IL 60601

City of Chicago
Dept. of Finance
632714

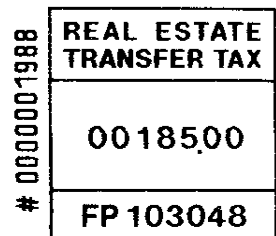
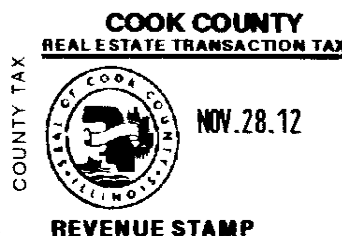
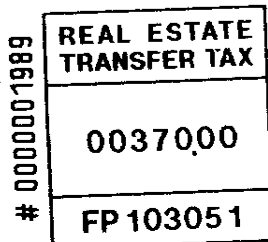
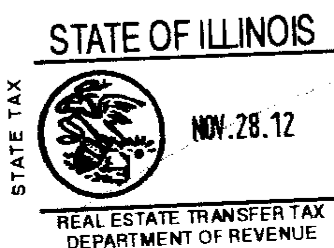


Real Estate
Transfer
Stamp

11/27/2012 9:28
dr00764

\$3,885.00

Batch 5,589,568



UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 206
195 NORTH HARBOR DRIVE
CHICAGO, ILLINOIS 60601

Parcel 1:

Unit 206 in Park Shore Condominium as delineated on a survey of the following described real estate:

That part of the lands lying East of and adjoining Fort Dearborn addition to Chicago, being the Whole of the Southwest fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 27, 1995 as Document No. 25414356, as amended from time to time, together with its undivided percentage of interest in the common elements.

Parcel 2:

A Non-Exclusive Easement for the benefit of Parcel 1 solely for vehicular and pedestrian ingress and egress over and across certain improved portions of the existing garage; existing adjacent areas now located on the property commonly known as 175 North Harbor Drive, Chicago, Illinois pursuant to the terms, conditions and reservations contained in the amended and restated Grant of Easements dated August 29, 1989 and Recorded September 1, 1989 as Document No. 89410952, in Cook County, Illinois.

Parcel 3:

A Non-Exclusive Easement for the benefit of Parcel 1 solely for utility purposes and vehicular access and pedestrian access under and across the property North of and adjacent to the properties commonly known as 175 and 195 North Harbor Drive, Chicago, Illinois 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 No. 89410952, which Easement area is described as follows:

That part of the lands lying East of and adjoining Fort Dearborn addition to Chicago, said addition being the whole of the Southwest 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 Northeast corner of Parcel "A" in the Plat of "Lake Front Plaza" Subdivision (being a Subdivision recorded in the Office of the Cook County, Illinois, on the 30th Day of April 1962, in Book 615 of Plats at Pages 4 to 9, inclusive, as Document No. 18461961), and running thence North above 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 No. 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 perpendicular to said Northward extension of the East line of Parcel "A", a distance of 30.00 feet; thence Eastward along a line perpendicular to said Northward extension of the East

UNOFFICIAL COPY

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 No. 1, according to the Plat thereof recorded December 31, 1974 as Document 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:

The exclusive right to the use of parking space 432, a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as document 95414356.

Property of Cook County Clerk's Office