

# UNOFFICIAL COPY



## TRUSTEE'S WARRANTY DEED Statutory (Illinois)

Doc#: 1327641053 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/03/2013 11:29 AM Pg: 1 of 4

Mail to:  
Deanna Ryan  
1121 W. Wrightwood  
Chicago, IL 60614

Name & Address of Taxpayer:  
Diane Quan  
450 E. Waterside Drive, Unit 1309  
Chicago, IL 60601

THE GRANTORS, GERALDINE E. SIMONS AND WILLIAM R. SIMONS, AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED SEPTEMBER 11, 1990, AND KNOWN AS THE GERALDINE E. SIMONS LIVING TRUST, of the Village of Huntley, County of Kane, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to DIANE QUAN, an unmarried woman, 4150 River View Drive, of the City of St. Charles, County of Kane, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 1309 and Parking Space P-459, together with the exclusive right to use Storage Space S-212, a limited common element, in The Chandler Condominiums as delineated and defined on a survey of the following described real estate: Lot 7, except the East 16.55 feet thereof (as measured perpendicularly to the East line of said Lot 7) in Lakeshore East Subdivision, being a Subdivision of part of the 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 of said Lakeshore East Subdivision recorded March 4, 2003 as Document 0030301045, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 0719315075 together with its 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

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BOX 334 CTT



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TRUSTEES, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledges 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 notarial seal, this 22<sup>nd</sup> day of August, 2013.

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





**NAME AND ADDRESS OF PREPARER:**

Prepared by:  
Michael J. Fleck  
FLECK & MEYERS, P.A.  
11608 Dean Street, P.O. Box 992  
Huntley, IL 60142

REAL ESTATE TRANSFER	09/09/2013
 CHICAGO:	\$3,712.50
CTA:	\$1,485.00
<b>TOTAL:</b>	<b>\$5,197.50</b>

17-10-400-043-1126 | 20130801606024 | 6FBANE

REAL ESTATE TRANSFER	09/09/2013
  COOK	\$247.50
ILLINOIS:	\$495.00
<b>TOTAL:</b>	<b>\$742.50</b>

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**STREET ADDRESS:** 450 E. WATERSIDE DR  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 17-10-400-043-1126

#1309 / P459

**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT 1309 AND PARKING SPACE P-459, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-212, A LIMITED COMMON ELEMENT IN CHANDLER CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7, EXCEPT THE EAST 16.85 FEET THEREOF (AS MEASURED PERPENDICULARLY TO THE EAST LINE OF SAID LOT 7), IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE 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 OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0719315075 TOGETHER WITH ITS 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 BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 18, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0501919099 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND LAST AMENDED BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062.

**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 JULY 12, 2007 AS DOCUMENT NUMBER 0719315076 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.