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Doc#: 1419635051 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/15/2014 02:56 PM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

FIRST AMERICAN TITLE

ORDER #

2548984
272

THE GRANTORS, John J. Koschwanez and Katherine E. Koschwanez, husband and wife, as joint tenants, of 311 Big Rail Drive, Naperville, DuPage County, Illinois 60540, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE Margaret P. Stringfellow, and her successor in trust, as Trustee of the Margaret P. Stringfellow Declaration of Trust dated March 16, 1993, of 21923 N. Old Barrington, Barrington, Lake County, Illinois 60010, all interest in the following described Real Estate situated in Cook County, Illinois to wit:

See Exhibit A, Legal Description, attached hereto

Property Index Number: 17-10-218-010-1431

Address: 505 North McClurg Court, Chicago, Illinois 60611, Unit P-578

SUBJECT TO:

Covenants, conditions and restrictions of record and unpaid taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 16th day of June 2014.

REAL ESTATE TRANSFER TAX		30-Jun-2014
	CHICAGO:	337.50
	CTA:	135.00
	TOTAL:	472.50
17-10-218-010-1431 20140601604771 2-105-884-416		

REAL ESTATE TRANSFER TAX		30-Jun-2014
	COUNTY:	22.50
	ILLINOIS:	45.00
	TOTAL:	67.50
17-10-218-010-1431 20140601604771 0-755-515-136		

John J. Koschwanez, *

Katherine E. Koschwanez, *
husband and wife, as joint tenants

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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John J. Koschwanez and Katherine E. Koschwanez, husband and wife, as joint tenants, personally known to me to be the same persons whose name 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 16th day of June 2014.



Julie L. Boshea
Notary Public

Prepared by:
Rebecca Boyd-Obarski
Nagle Obarski PC
222 S. Mill Street, Suite 200
Naperville, IL 60540

Return To:
Sheila M. Trannel
Clingen, Callow & McLean, LLC
2100 Manchester Road, Suite 1750
Wheaton, Illinois 60187

Name and Address of Taxpayer:
Margaret P. Stringfellow, and her successor in trust, as
Trustee of the Margaret P. Stringfellow Declaration of
Trust dated March 16, 1993
21923 N. Old Barrington
Barrington, Illinois 60010

Property of Cook County Clerk's Office

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107433066D Page 3 of 4
EXHIBIT A

P-578

Parcel 1: Unit P-578, in ParkView at River East Condominiums as delineated on a survey of the following described real estate: Part of block 3 in Cityfront Center, being a resubdivision in the North fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as document 87106320; which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 0811410154 together with its undivided percentage interest in the common elements; all in Cook County, Illinois.

Parcel 2: Non-Exclusive Easements for the benefit of Parcel 1 and other property as created by the Reciprocal Easement Agreement for ParkView recorded April 23, 2008 as Document Number 0811410153 and Amended and Restated Declaration of Reciprocal Easement, recorded May 19, 2008 as document 0814016058.

Permanent Real Estate Index Numbers: 17-10-218-010-1431

Address of Real Estate: 505 N. McClurg Court, Unit P-578, Chicago, IL 60611

"Grantor also hereby grants Grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

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

Cook County Clerk's Office

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107433066D Page 4 of 4

P-578

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 ParkView at River East Condominium Association ("The Declaration") including a reservation by ParkView at River East 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 and between 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, easements and assessments set forth and established by the Declaration of Protective Covenants, for Cityfront 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 89608952; (11) the terms, provisions and conditions of Planned Development Ordinance Number 368 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, 1985; (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 encroachment 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; (16) terms and provisions contained in the Development Rights and Allocation Agreement made by and between Westwacker P21/P24 LLC and Westwacker K-Parcel LLC dated February 26, 2004 and recorded March 4, 2004 as Document No. 0406432160; (17) terms and provisions contained in the Restrictions Agreement recorded September 29, 1999 as Document Number 99924680 and as contained in the Memorandum of Lease recorded October 21, 1999 as Document No. 99992381 including but not limited to restrictions on the use of any part of the land for a health club other than Ball's Total Fitness; (18) terms and provisions contained in the Restrictions Agreement recorded September 29, 1999 as Document No. 99924679 as amended by that First Amendment to Restrictive covenant recorded April 1, 2003 as Document No. 0030440641 Memorandum of Lease recorded as Document No. 00638420 as amended by Amendment to Memorandum of Lease recorded April 1, 2003 as Document No. 0030440640 including but not limited to restrictions on the use of any part of the land for a theater other than American Multi-Cinema, Inc.; and (19) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Office