

# UNOFFICIAL COPY



Doc#: 1419841106 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2014 02:58 PM Pg: 1 of 4

## WARRANTY DEED

1st AMERICAN TITLE order # 2549554 *LA*

THIS INDENTURE WITNESSETH, that the Grantor, **Beth Fliegel**, a married woman of the City of <sup>Town</sup> Northbrook, State of New York, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to **Daniel Kahil**, Grantee, whose mailing address is 11200 N. Snow Road, Illinois, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit:

See Exhibit "A" attached hereto 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; General real estate taxes not yet due and payable at the time of closing.**

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

\*NOT A HOMESTEAD PROPERTY

PIN: 17-09-306-032-1022, 17-09-306-032-1281  
Address: 333 N. Canal St., Unit 1703, Chicago, IL 60606  
*4 P-22*

DATED THIS 26th DAY OF June, 2014.

*Beth Fliegel*  
\_\_\_\_\_  
**Beth Fliegel**

S  
P  
S  
SC  
INT

REAL ESTATE TRANSFER TAX		03-Jul-2014
	CHICAGO:	3,037.50
	CTA:	1,215.00
	TOTAL:	4,252.50

17-09-306-032-1022 | 20140701609614 | 2-080-751-360

REAL ESTATE TRANSFER TAX		03-Jul-2014
	COUNTY:	202.50
	ILLINOIS:	405.00
	TOTAL:	607.50

17-09-306-032-1022 | 20140701609614 | 1-864-466-560

# UNOFFICIAL COPY

State of ~~Illinois~~ *New York* )  
County of ~~Cook~~ *NASSAU* )SS:

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Beth Fliegel**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

**GIVEN** under my hand and official seal, this 26<sup>th</sup> day of June, 2014.

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



**This document prepared by:**  
Ian Hoffenberg  
Law Offices of Ian B. Hoffenberg LLC  
221 N. LaSalle Suite 1300  
Chicago, IL 60601

**After recording return to:**  
*Frank W. Jaffe*  
*# 900*  
*111 West Washington St*  
*Chicago, Ill 60602*

**Send future tax bills to:**  
*Daniel R. Rahill*  
*333 N. Canal St*  
*# 1703*  
*Chicago, Illinois*  
*60606*

# UNOFFICIAL COPY

EXHIBIT A

## LEGAL DESCRIPTION

### Legal Description: PARCEL 1

UNIT 1703 AND P-22 IN THE RESIDENCES AT RIVERBEND CONDOMINIUM AS DELINEATED AND DEFINED ON PLATE OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 1, 2, 3 AND 4 IN BLOCK "K" IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS "EXHIBIT B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017903, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED, AS CREATED BY DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 1, 1981 AND RECORDED JUNE 5, 1981 AS DOCUMENT 25895261 AND AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS RECORDED JANUARY 4, 2002 AS DOCUMENT 0020017902. FOR PARTICULARS AS TO LOCATION REFER TO EASEMENT PREMISES NUMBERS 1, 2, 3 AND 4 AS DESCRIBED IN THE AMENDMENT THEREIN.

### PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED, AS CREATED BY DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS DATED MARCH 27, 1989 AND RECORDED MARCH 28, 1989 AS DOCUMENT NUMBER 89134782 MADE BY AND BETWEEN CHICAGO UNION STATION COMPANY, AN ILLINOIS CORPORATION AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065 AND THE DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS DATED MARCH 27, 1989 AND RECORDED MARCH 28, 1989 AS DOCUMENT NUMBER 89134783 MADE BY CONSOLIDATED RAIL CORPORATION, A PENNSYLVANIA CORPORATION TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065 FOR (A) USE, MAINTAIN, REPAIR, REPLACE OR RENEW ADEQUATE COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, FOUNDATIONS AND OTHER SUPPORTS; (B) FOR THE PURPOSE OF INSPECTING THE PROJECTS' SUPPORTING COLUMNS, FOOTINGS AND FOUNDATIONS, ELEVATORS, PIPING, ELECTRICAL LINES AND ANY OTHER SERVICES AS WELL AS THE UNDERSIDE OF THE AIR EXHAUST SYSTEM, AND TO BRING SUCH MATERIALS AND PERFORM SUCH LABOR AS MAY BE NECESSARY OR CONVENIENT TO SAFELY, ADEQUATELY AND PROPERLY MAINTAIN, REPAIR AND STRENGTHEN SUCH STRUCTURES, SERVICES AND SYSTEMS; AND (C) CONSTRUCT STAIRWAYS AND PASSAGeways IF NECESSARY OR USEFUL TO MAINTAIN SAID STRUCTURES OR SERVICES IN THE EXPECTED SPACE, AS DEFINED AND DESCRIBED THEREIN. (THE SUBSURFACE LAND BELOW THE AIR RIGHTS PORTION OF THE PROPERTY).

### PARCEL 4:

RECIPROCAL CROSS EASEMENT AS CONTAINED IN SECTION 30 OF THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017903 FOR THE USE OF AUTOMOBILE SPACES AND ACCESS THERETO ACROSS THOSE PORTIONS OF THE PARKING UNITS AND THE COMMON ELEMENTS AS DESCRIBED THEREIN.

### PARCEL 5:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN SECTION 29 OF THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017903 FOR INGRESS, EGRESS AND OTHER USES AS MORE FULLY DESCRIBED THEREIN OVER AND ACROSS THE NON SUBMITTED PORTION AS DESCRIBED THEREIN.

### PARCEL 6:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE EASEMENT AGREEMENT RECORDED MAY 18, 2000 AS DOCUMENT NUMBER 00358933 FOR INGRESS AND EGRESS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, USE AND PROTECTION OF CAISSONS AS MORE FULLY DESCRIBED THEREIN.

Permanent Index #'s: 17-09-306-032-1022 Vol. 0590

Property Address: 333 North Canal Street, Unit 1703, Chicago, Illinois 60606

**UNOFFICIAL COPY**

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office