



Doc#: 1422450003 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2014 07:27 AM Pg: 1 of 4

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS, Edward Vichich and Sanja Vichich, husband and wife, of the City of Chicago, State of Illinois, County of Cook for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Kathryn A. Garner, of the City of Fort Wayne, State of Indiana, County of Allen, all interest in the following described Real Estate situated in the County of Cook in the 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 and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 17-09-113-018-1127 & 17-09-113-018-1363

Address of Real Estate: 700 N. Larrabee St., Unit #1413 & GU-145
Chicago, Illinois 60654

Dated this 1st day of August, 2014.

City of Chicago
Dept. of Finance
671891



Real Estate
Transfer
Stamp
\$5,103.00

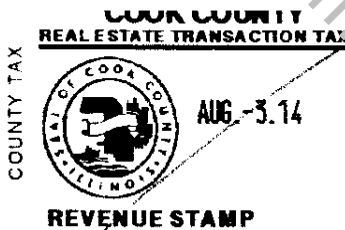
Batch 8,589,448

8/4/2014 11:56
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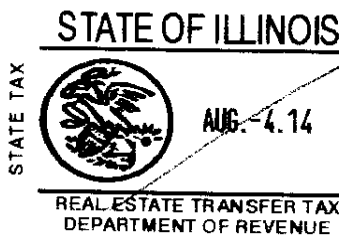
Return to:

PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601

*PT14-01500
1 of 2*



REAL ESTATE TRANSFER TAX
0024300
FP 103042



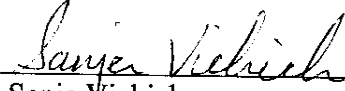
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0048600
FP 103037

4

UNOFFICIAL COPY



Edward Vichich

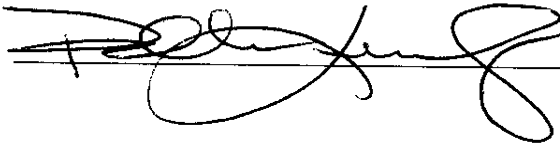


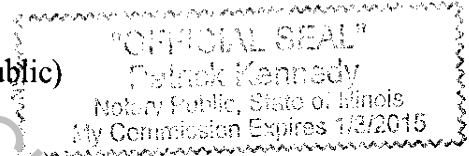
Sanja Vichich

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT Edward Vichich and Sanja Vichich** are 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 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 1st day of August, 2014.


_____ (Notary Public)



Prepared By:
Lattas, Felton and Minkus, LLC
2220 West North Avenue
Chicago, Illinois 60647

~~Mail To:~~

Barbara Dutton
10325 W Lincoln Highway
Frankfort IL 60423
Name & Address of Taxpayer:

Kathryn Garner
6913 HURSH RD
FORT WAYNE IN 46845

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AARON MINKUS

As an Agent for First American Title Insurance Company
2220 W. NORTH AVENUE CHICAGO, IL 60647

Commitment Number: PT14_01520FA1

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
700 N. LARRABEE ST., UNIT #1413 & GU-145
CHICAGO, IL 60654
Cook County

The land referred to in this Commitment is described as follows:

UNIT 1413 AND GU-145, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE RIVER PLACE ON THE PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 11 TO 17, BOTH INCLUSIVE, AND A PART OF LOTS 10 AND 18 IN BLOCK 81 LYING EAST AND ADJOINING THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER AS NOW LOCATED IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER TOGETHER WITH LOTS 11 TO 17 BOTH INCLUSIVE AND A PART OF LOTS 10 AND 18 IN BLOCK 82 (EXCEPT THE EAST 30 FEET OF SAID LOTS USED AS ROBERTS STREET) IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER, TOGETHER WITH:

THE STRIP OF LAND 66.00 FEET IN WIDTH LYING BETWEEN THE AFORESAID LOTS 11 TO 17 BOTH INCLUSIVE, AND A PART OF LOTS 10 AND 18 IN SAID BLOCK 81 AND SAID LOTS 11 TO 17, BOTH INCLUSIVE, AND PART OF LOTS 10 AND 18 IN SAID BLOCK 82, WHICH STRIP, FORMERLY KNOWN AS ROBERTS STREET, CONSTITUTES ALL OF THE LAND LYING BETWEEN SAID LOTS IN BLOCK 81 AND SAID LOTS IN BLOCK 82, ALL IN SAID RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NORTH LARRABEE STREET AND THE NORTH LINE OF WEST ERIE STREET; THENCE NORTH ALONG SAID WEST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 206.14 FEET TO A POINT 85.18 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF WEST HURON STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH ALONG SAID WEST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 335.68 FEET TO THE EASTERLY EXTENSION OF THE SOUTH FACE OF AN EIGHT STORY BRICK BUILDING; THENCE WEST ALONG SAID SOUTH FACE OF AN EIGHT STORY BRICK BUILDING AT AN ANGLE OF 89 DEGREES 58 MINUTES 55 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 218.31 FEET TO THE EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTH ALONG SAID EASTERLY DOCK LINE AT AN ANGLE OF 90 DEGREES 49 MINUTES 57 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 199.33 FEET; THENCE CONTINUING SOUTH ALONG SAID EASTERLY DOCK LINE AT AN ANGLE OF 178 DEGREES 42 MINUTES 26 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 38.27 FEET; THENCE CONTINUING SOUTH ALONG SAID EASTERLY DOCK LINE AT AN ANOLE OF 178 DEGREES 13 MINUTES 08 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 80.25 FEET; THENCE CONTINUING SOUTH

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AARON MINKUS

As an Agent for Ticor Title Insurance Company
2220 W. NORTH AVENUE CHICAGO, IL 60647

Commitment Number:PT14_01520FA1

SCHEDULE C

(Continued)

ALONG SAID EASTERLY DOCK LINE AT AN ANGLE OP 178 DEGREES 24 MINUTES 51 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 15.55 FEET; THENCE EAST AT AN ANGLE OF 94 DEGREES 27 MINUTES 47 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 216.63 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THE NORTH 185 FEET THEREOF.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0621931005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-128, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, AS AMENDED FROM TIME TO TIME. IN COOK COUNTY, ILLINOIS.

17-09-113-018-1127 (UNIT 1413)

17-09-113-018-1363 (GU-145)