



Doc#: 1423101015 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/19/2014 10:05 AM Pg: 1 of 5

# WARRANTY DEED

MAIL TO:

Richard A. Magnone  
Reda, Ciprian Magnone, LLC  
8501 W. Higgins, Suite 440  
Chicago, IL 60631

NAME & ADDRESS OF TAXPAYER:

Vivian C. Lau  
758 N. Larrabee Street, Unit 805  
Chicago, IL 60654

**THE GRANTOR**, Kate D. Denton, an unmarried person, of Chicago, Cook County, Illinois, for and in consideration of Ten and 00/100 DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Vivian C. Lau, AS SINGLE WOMAN, of Chicago, County of Cook, State of Illinois, 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 INCORPORATED HEREIN.

Subject only to the following, if any: covenants, conditions and restrictions of record and public and utility easements provided there are no violations of said items and that said items do not interfere with the use and enjoyment of the Property as a residential condominium dwelling unit and parking space; acts done or suffered through Buyer; all special governmental taxes or assessments unconfirmed; condominium declaration and bylaws, if any; general real estate taxes not due and payable at the time of Closing; the Purchaser's mortgage; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

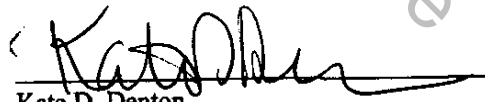
Permanent Index Number: 17-09-113-012-1209; 17-09-113-012-1401; 17-09-113-012-1489



Property Address: 758 N. Larrabee Street, Unit 805 and Parking Unit EU-160; Storage SRU-6, Chicago, IL 60654

Dated this 23<sup>rd</sup> day of July, 2014.

REAL ESTATE TRANSFER TAX		24-Jul-2014
	CHICAGO:	3,300.00
	CTA:	1,320.00
	<b>TOTAL:</b>	<b>4,620.00</b>

17-09-113-012-1209 | 20140701614763 | 1-632-616-576

 (SEAL)  
Kate D. Denton

REAL ESTATE TRANSFER TAX		24-Jul-2014
	COUNTY:	220.00
	ILLINOIS:	440.00
	<b>TOTAL:</b>	<b>660.00</b>

17-09-113-012-1209 | 20140701614763 | 1-118-630-016

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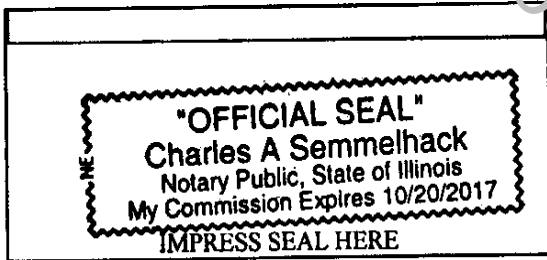
STATE OF ILLINOIS }  
                                  } ss.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kate D. Denton, an unmarried person, of Chicago, Cook County, Illinois, 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 acknowledged that she signed, sealed and delivered the instrument as her 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 23<sup>rd</sup> day of July, 2014.

  
NOTARY PUBLIC

My Commission Expires:



COUNTY-ILLINOIS TRANSFER STAMP

**NAME AND ADDRESS OF PREPARER:**

Charles A. Semmelhack  
Howard & Howard Attorneys PLLC  
200 South Michigan Avenue  
Suite 1100  
Chicago, IL 60604-2480

**STREET ADDRESS:** 758 N. LARRABEE STREET  
**CITY:** CHICAGO  
**TAX NUMBER:** 17-09-113-012-1209

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UNIT 805/GU-160/SRU-6

**COUNTY:** COOK

1140/1489

**LEGAL DESCRIPTION:**

**PARCEL A:**

UNIT 805 AND GU-160 AND SRU-6 IN ONE RIVER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

A TRACT OF LAND COMPRISED OF SUB-LOTS 1 AND 2 IN RESUBDIVISION OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND 66 FEET WIDE EAST OF AND ADJOINING, ALSO THE WEST 1 FOOT OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 82, ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, ALSO LOTS 9 AND 10 IN BLOCK 81, PARTS OF LOTS 2 TO 10, BOTH INCLUSIVE, IN BLOCK 82 TOGETHER WITH A STRIP OF LAND 66 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, TOGETHER WITH A STRIP OF LAND LYING WEST OF AND ADJOINING THE AFORESAID PARCELS OF LAND AND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, THENCE SOUTH 00 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK LINE 328.77 FEET TO THE SOUTHERLY FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, ALONG SAID BUILDING FACE 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE 326.35 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 49.00 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE WEST 10.00 FEET OF THE EAST 49.00 FEET OF THE FOLLOWING TRACT OF LAND: A TRACT OF LAND COMORISED OF SUB-LOTS 1 AND 2 IN RESUBDIVISION OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND 66 FEET WIDE EAST OF AND ADJOINING, ALSO THE WEST 1 FOOT OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 82, ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, ALSO LOTS 9 AND 10 IN BLOCK 81, PARTS OF LOTS 2 TO 10, BOTH INCLUSIVE, IN BLOCK 82 TOGETHER WITH A STRIP OF LAND 66 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, TOGETHER WITH A STRIP OF LAND LYING WEST OF AND ADJOINING THE AFORESAID PARCELS OF LAND AND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, THENCE SOUTH 00 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK LINE, 328.27 FEET TO THE SOUTHERLY FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING, THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 326.35 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE PURCHASER PUD DEVELOPMENT REQUIREMENTS AND UNDERGROUND UTILITIES, FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT NUMBER 00939072 OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 2 TO 9, BOTH INCLUSIVE, IN BLOCK 82 IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 390.00 FEET, THENCE SOUTH 00 DEGREES, 29 MINUTES, 41 SECONDS WEST, 284.53 FEET; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, 39.00 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 284.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

PERPTUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF A DRIVEWAY CONNECTING THE INGRESS AND EGRESS DRIVEWAY TO NORTH LARRABEE STREET FOR HTE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY EASEMENT AGREEMENT INSTRUMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT NUMBER 00939072 OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 9 AND 10 IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS, 390.00 FEET; THENCE SOUTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST 284.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, 42.16 FEET TO THE SOUTH FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING; THENCE 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, ALONG THE EXTENSION OF SAID BUILDING FACE, 39.00 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES, 29 MINUTES, 14 SECONDS WEST, ALONG SAID WEST LINE, 42.16 FEET; THENCE SOUTH 89 DEGREES, 29 MINUTES, 41 SECONDS WEST, 39.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATIN OF THE DRIVEWAY RAMP FOR THE BENEFIT OF PARCEL 1 AND 2 AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT NUMBER 00939072 OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 9 AND 10 IN BLOCK 81, LOTS 9 AND 10 IN BLOCK 82, A PARCEL OF LAND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER AND WEST OF AND ADJOINING SAID LOTS 9 AND 10 IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND, 66.00 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82 ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVNEUE; THENCE WEST, ALONG THE SOUTH LINE OF CHICAGO AVENUE ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE, 328.27 FEET TO THE SOUTHERLY FACE AND ITS EXTENSION OF AN EIGHT STORY BRICK BUILDING AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE SOUTH 00 DEGREES, 29 MINUTES, 14 SECONDS EAST, ALONG SAID WEST LINE, 27.00 FEET; THENCE SOUTH 89 DEGREES, 29 MINUTES, 41 SECONDS WEST, ALONG A LINE 27 FEET SOUTH OF AND PARALLRL WITH SAID BUILDING FACE, 218.71 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, THENCE NORTH 00 DEGREES, 19 MINUTES, 38 SECONDS EAST, 27.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 6:**

PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE PEDESTRIAN WALKWAY, FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY THE EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT NUMBER 00939072 OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 9 AND 10 IN BLOCK 81, LOTS 9 AND 10 IN BLOCK 82, A PARCEL OF LAND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER AND WEST OF AND ADJOINING SAID LOTS 9 AND 10 IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND, 66.00 FEET WIDE LYING BETWEEN SAID BLOCKS 81 ND 82 ALL IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39

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NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF  
 THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST,  
 ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES, 00  
 MINUTES, 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE  
 SOUTH 00 DEGREES, 19 MINUTES, 38 SECONDS WEST, ALONG SAID DOCK LINE, 355.27 FEET TO A LINE  
 27.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY FACE AND ITS EXTENSION OF AN EIGHT STORY  
 BRICK BUILDING AND THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS  
 EAST, ALONG THE PARALLEL LINE, 218.71 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET;  
 THENCE SOUTH 00 DEGREES, 29 MINUTES, 14 SECONDS EAST, ALONG SAID WEST LINE, 5.00 FEET; THENCE  
 SOUTH 89 DEGREES, 29 MINUTES, 41 SECONDS WEST, ALONG A LINE 32 FEET SOUTH OF AND PARALLEL  
 WITH SAID BUILDING FACE, 218.78 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE  
 NORTH 00 DEGREES, 19 MINUTES, 38 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING, ALL IN  
 COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER  
 0020441899 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL B:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-209, A LIMITED COMMON ELEMENT AS DELINEATED ON  
 SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020441899.  
 GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND  
 EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE  
 BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND 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.