

# UNOFFICIAL COPY



Doc#: 1504134047 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/10/2015 10:00 AM Pg: 1 of 4

APR  
1402562  
1 of 2

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Dan Fabrizio, an unmarried man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Matthew Hafft, an unmarried man, of \_\_\_\_\_ all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See attached Exhibit A

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2014 and subsequent years.

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

Permanent Real Estate Index Number(s): 17-09-113-018-1029 and 17-09-113-018-1398

Address(es) of Real Estate: 700 N. Larrabee, Unit 804, Chicago, IL 60654

Dated this 12 day of Jan <sup>st</sup>, 20 15.

Dan Fabrizio  
Dan Fabrizio

I HEREBY CERTIFY THIS TO BE A  
TRUE AND EXACT COPY OF THE  
ORIGINAL DOCUMENTS

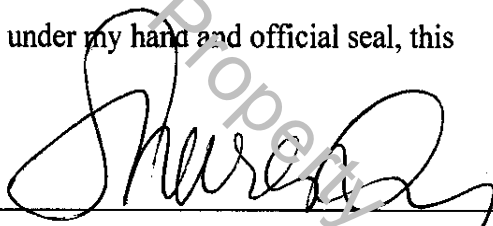
BY: John O'Neil  
Affinity Title Services, LLC

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STATE OF IL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Dan Fabrizio**, personally known to me to be the same person(s) whose name(s) 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 12 day of Jan, 20 15.


 (Notary Public)



**Prepared by:**  
Michael A. Lickerman, Esq.  
1380 Nyoda Place  
Highland Park, IL 60035

**Mail To:** The Gunderson Law Firm  
308 W. Erie. Ste. 300  
Chicago, IL 60654

**Name and Address of Taxpayer:**

  
700 W. Larrabee, Unit 804, Chicago, IL 60654

Property of Cook County Clerk's Office

Address Given: 700 N Larrabee St, Unit 804  
Chicago, IL 60654

**UNOFFICIAL COPY**

Property Tax No(s): 17-09-113-018-1029, 17-09-113-018-1398

Legal Description:

PARCEL 1:

UNIT 804 AND GU-180 IN THE RIVER PLACE ON THE PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 11 AND 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 1/2 OF THE NORTHWEST 1/4 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 1/2 OF THE NORTHWEST 1/4 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 60.00 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 A 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 65.18 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 8 STORY BRICK BUILDING; THENCE WEST ALONG SAID SOUTH FACE OF AN 8 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 ANGLE OF 178 DEGREES 13 MINUTES 08 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 80.25 FEET; THENCE CONTINUING SOUTH ALONG SAID EASTERLY DOCK LINE AT AN ANGLE OF 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 0621931005, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-29, A LIMITED COMMON ELEMENT AS DELINEATED.

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 15-Jan-2015



<b>CHICAGO:</b>	2,062.50
<b>CTA:</b>	825.00
<b>TOTAL:</b>	2,887.50

17-09-113-018-1029 | 20150101656959 | 0-428-361-344

**REAL ESTATE TRANSFER TAX** 15-Jan-2015



<b>COUNTY:</b>	137.50
<b>ILLINOIS:</b>	275.00
<b>TOTAL:</b>	412.50

17-09-113-018-1029 | 20150101656959 | 1-571-977-856