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Doc#: 1514035045 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2015 11:00 AM Pg: 1 of 5

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, James Vecchio, married to Patrice Vecchio, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Maureen Coogan, _____, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2014 2nd Installment and subsequent years; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 17-09-113-012-1127; 17-09-113-012-1448

Address of Real Estate: 758 N. Larrabee St. Unit #528 and GU-207, Chicago, IL ~~60618~~ 60654

The date of this deed of conveyance is April 17, 2015.

James Vecchio

Patrice Vecchio (signing for the sole purpose of waiving Homestead rights)

State of Illinois, ^{WINNEBAGO} County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Vecchio and Patrice Vecchio, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
LAURA D. LARSON
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 08/24/2017

Given under my hand and official seal

Notary Public

15W SA 15679 LP / copy submitted / 1062 no also

SS
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INT

Box 334
CT + F
JC.


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LEGAL DESCRIPTION

For the premises commonly known as 758 N. Larrabee St. Unit #528 and GU-207, Chicago, IL 60610

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	24-Apr-2015
 CHICAGO:	1,980.00
CTA:	792.00
TOTAL:	2,772.00
17-09-113-012-1127 20150401680130 0-166-438-272	

REAL ESTATE TRANSFER TAX	24-Apr-2015
  COUNTY:	132.00
ILLINOIS:	264.00
TOTAL:	396.00
17-09-113-012-1127 20150401680130 0-031-462-784	

This instrument was prepared by:
Ivan Puljic
Gaines & Puljic, Ltd
10 S. LaSalle
Chicago, IL, 60603

Send subsequent tax bills to:
MAUREEN COOGAN
758 N. LARRABEE
UNIT # 528
CHGO, IL 60654

Recorder-mail recorded document
to:
MARY NIEGO MCNAMARA
10653 S. KOSTNER
OAK LAWN, IL
60453

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**CHICAGO TITLE
COMPANY**

LEGAL DESCRIPTION

Order No.: 15WSA615679LP

For APN/Parcel ID(s): 17-09-113-012-1127 and 17-09-113-012-1448

Parcel A:

Unit number 528 and GU-207 in the 1 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; 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 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 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; 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

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LEGAL DESCRIPTION

(continued)

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, 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 requiriements and underground utilities, for the benefit of parcels 1 and 2, as Created by Easement Agreement recorded November 30, 2000 as document 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: 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, 39.00 feet; thence South 00 degrees, 29 minutes, 14 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:

Perpetual, 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 the benefit of parcels 1 and 2, as Created by Easement Agreement Instrument recorded November 30, 2000 as document 00939072 over the following described real estate:

That part of Lots 9 and 10 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: 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, 39.00 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 North 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 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 operation of the driveway ramp for the benefit of parcels 1 and 2 as created by easement agreement recorded November 30, 2000 as document 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 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

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LEGAL DESCRIPTION

(continued)

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 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 parallel 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 Easement Agreement recorded November 30, 2000 as document 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 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 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 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 said 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 as exhibit "D" to the declaration of condominium recorded April 17, 2002 as document number 0020441899; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel B:

The exclusive right to use Storage Locker S-127, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 0020441899.