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Doc#: 1514833026 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/28/2015 09:37 AM Pg: 1 of 5

WARRANTY DEED

PREPARED BY:

Thomas W. Grant
Attorney at Law
200 Hillcrest Avenue
Yorkville, IL 60560

RETURN TO:

Dean Lurie
Stone Pogrud & Korey, LLC
1 East Wacker Drive, Suite 2610
Chicago, IL 60601

FUTURE TAXES TO:

Xiaojing Frost
Eric Frost
195 North Harbor Drive
Unit #1906-1108
Chicago, IL 60601

15 WSA 458086 AU (City Schuyler 1063/ no abt)

THE GRANTORS, LAWRENCE M. FLIGHT and REGINA D. FLIGHT, his wife, of 195 North Harbor Drive, Unit #1108, Chicago, Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to XIAOJING FROST and ERIC FROST, as wife and husband, as ~~joint tenants with rights of survivorship~~ and not as tenants in common, of 195 North Harbor Drive, Unit #1906, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

tenants by the entirety

SEE ATTACHED LEGAL DESCRIPTION

Common Address: 195 North Harbor Drive, Unit #1108
Chicago, Illinois

PIN: 17-10-401-014-1090

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SC
IND

Box 334
CT + T

ETL

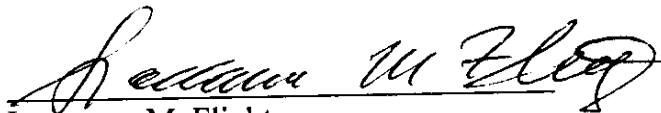
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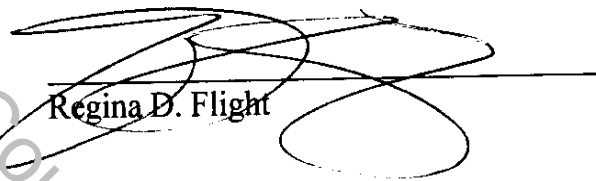
Subject to general real estate taxes for the year 2014 and subsequent years, covenants, conditions and restrictions of record; building line restrictions, utility easements, and building and zoning laws and ordinances.

TO HAVE AND TO HOLD said premises as wife and husband as joint tenants with rights of survivorship and not as tenants in common.

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

DATED this 18 day of May, 2015.



Lawrence M. Flight


Regina D. Flight

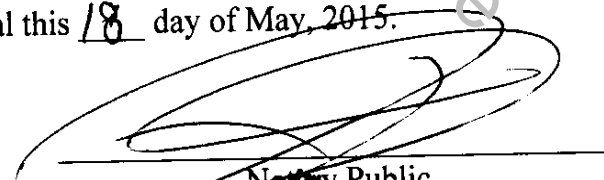
STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

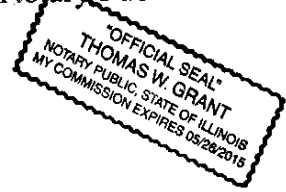
I the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LAWRENCE M. FLIGHT personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.



Given under my hand and official seal this 18 day of May, 2015.

| REAL ESTATE TRANSFER TAX | | 21-May-2015 |
|---|----------|-------------|
|  | CHICAGO: | 3,885.00 |
| | CTA: | 1,554.00 |
| | TOTAL: | 5,439.00 |

17-10-401-014-1090 | 20150501688307 | 1-543-839-104


Notary Public



| REAL ESTATE TRANSFER TAX | | 21-May-2015 |
|---|-----------|-------------|
|  | COUNTY: | 259.00 |
|  | ILLINOIS: | 518.00 |
| | TOTAL: | 777.00 |

17-10-401-014-1090 | 20150501688307 | 1-832-066-432

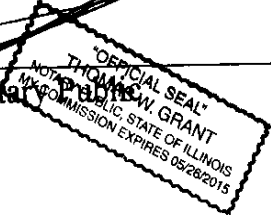
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STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that REGINA D. FLIGHT 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 said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal this 15th day of May, 2015.

[Handwritten Signature]
Notary Public



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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 15WSA658086AU

For APN/Parcel ID(s): 17-10-401-014-1090

Parcel 1:

Unit 1108 in the Parkshore Condominium, as delineated and defined on the Plat of Survey of the following described parcel of real estate:

That part of the land lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the Southwest fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Commencing at the Northeast Corner of parcel "A" as located and defined in the Plat of "Lake Front Plaza" subdivision (being a subdivision recorded in the recorder's Office of Cook County, Illinois on the 30th day of April, 1962 as document number 18461961) and running thence North along a Northward extension of the East Line of Said Parcel "A" (said Northward extension being also the West Line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by Plat of dedication recorded in said recorder's Office on the 14th day of March, 1979 as document number 24879730) a distance of 176.195 feet; thence East along a line perpendicular to the last described course a distance of 235.083 feet to the point of beginning at the Northwest corner of the hereinafter described parcel of land; thence continuing along the last described perpendicular line a distance of 189.959 feet to an intersection with the Westerly line of North Lake Shore Drive, as said North Lake Shore was dedicated by instrument recorded in said recorder's Office on the 14th day of March, 1979 as document number 24879733; thence Southwardly along said West Line of North Lake Shore Drive, said West Line being here an arc of a circle, concave westerly and having a radius of 2,854.789 feet, an arc distance of 85.093 feet to the Northeast corner of Block 2 of Harbor Point Unit Number 1, a subdivision recorded in said recorder's Office on the 13th day of December, 1974 as document number 22935649; thence West along the North Line of Said Block 2, a distance of 169.878 feet to an intersection with a line which is 235.083 feet east of and parallel with the northward extension of the East Line of parcel "A" in "Lake Front Plaza" subdivision aforesaid; thence North along the last described parallel line (said parallel line being perpendicular to said North Line of Block 2 in Harbor Point Unit Number 1) a distance of 231.00 feet to the point of beginning, in Cook County, Illinois, which survey is attached as exhibit 'A' to the declaration of condominium recorded June 27, 1995 as document number 95414356, together with its undivided percentage interest in the common elements.

Parcel 2:

A non-exclusive easement for the benefit of Parcel 1 solely for vehicular and pedestrian ingress and egress over and across certain improved portions of the existing garage; existing ramps and existing adjacent areas now located on the property commonly known as 175 North Harbor Drive, Chicago, Illinois pursuant to the terms, conditions and reservations contained in the amended and restated grant of easements dated August 29, 1989 and recorded on September 1, 1989 as document 89410952, in Cook County, Illinois.

Parcel 3:

A non-exclusive easement for the benefit of Parcel 1 solely for utility purposes and vehicular and pedestrian access under and across the property north of and adjacent to the parties commonly known as 175 and 195 North Harbor Drive, Chicago, Illinois pursuant to the terms, conditions and reservations contained in the amended and restated grant of easements dated August 29, 1989 and recorded on September 1, 1989 as document 89410952, which easement area is described as follows: utility,

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LEGAL DESCRIPTION

(continued)

vehicular and pedestrian access easement that part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being the whole of the Southwest fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which part of said lands being a parcel comprised of the land, property and space lying below and extending downward from a horizontal plane having an elevation of 20.00 feet above Chicago City datum and lying within the boundaries, projected vertically, upward and downward from the surface of the Earth of said parcel which is bounded and described as follows::

Commencing at the Northeast Corner of parcel "A" in the Plat of "Lake Front Plaza" subdivision (being a subdivision recorded in the recorder's Office of Cook County, Illinois, on the 30Th day of April 1962, in book 615 of plats at Pages 4 to 9, inclusive, as document No. 18461961), and running thence north along the northward extension of the East Line of Parcel "A", (said northward extension being also the West Line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by Plat of dedication recorded in said recorder's Office on the 14Th day of March, 1979, as document No. 24879730), a distance of 175.195 feet; thence eastwardly along a line perpendicular to the last described line, a distance of 66.00 feet to the point of beginning of said parcel of land; thence northwardly along a line which is 66.00 feet east of and parallel with said northward extension of the East Line of parcel "A", a distance of 30.00 feet; thence Eastward along a line perpendicular to said northward extension of the East Line of parcel "A", a distance of 322.16 feet; thence Southwardly along a line perpendicular to the last described course a distance of 30.00 feet to an intersection with a line which is 231.00 feet, measured perpendicularly, north of and parallel to the North Line of Block 2 in Harbor Point Unit No. 1, according to the Plat thereof recorded on December 31, 1974 as document No. 22935649; thence Westwardly along a line perpendicular to the last described course a distance of 322.16 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

Valet Parking right for 1 vehicle as created by and described in the declaration aforesaid recorded as document number 95414356.