

UNOFFICIAL COPY

WARRANTY DEED

This document prepared by:

R.A. REGNER LTD
161 North Clark, Suite # 2550
Chicago, Illinois 60601

After recording return to:
Del K. and Cynthia A. Cahill

~~1701 Deerfield Drive, Mahomet, IL 61853~~
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~~1701 Deerfield Drive, Mahomet, IL 61853~~
~~Chicago, IL 60601~~

~~1701~~
125 E. 13th St.
1101
CHICAGO IL 60605



Doc#: 1526519133 Fee: \$42.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2015 02:42 PM Pg: 1 of 3

WARRANTY DEED

THIS INDENTURE, made as of September 18, 2015, between Peter DeRobertis and Marina O. DeRobertis, whose address is 125 East 13th Street, Unit 1101, Chicago, Illinois 60605 and Del K. Cahill and Cynthia A. Cahill whose address is 1701 Deerfield Drive, Mahomet, Illinois 61853 ("Grantee"), WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents Grantor does GRANT and CONVEY, by WARRANTY DEED, unto Grantee, its successors and assigns, in fee simple, * a 100% interest in the following described real estate situated in Lake County, Illinois, to with:

Unit 1101 and Parking Unit GU-104 in the Museum Park Lofts AS JOINT
Common Address: 125 East 13th Street, Unit # 1101, Chicago, Illinois 60605 TENANTS
PIN: 17-22-105-039-1091; 17-22-105-039-1253

(See Legal Description attached herewith as Exhibit A as made a part hereof)

together with tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: 1) real estate taxes not yet due and payable; 2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; 3) applicable zoning, planned unit development, and building laws or ordinances and restrictions; 4) public, private and utility easements; 5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's use and enjoyment of the Premises as a residential condominium; 6) the Declaration and other project documents, and any amendments or exhibits thereto; 7) the provisions of the Illinois Condominium Property Act; 8) acts done or suffered by Grantee or anyone claiming by, through, or under Grantee; 9) Central Station Redevelopment Agreement, and any amendments or exhibits thereto; 10) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; 11) the terms and conditions of the Special Service Area Ordinance; and 12) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage.

15.1405 1/2

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Exhibit A

Legal Description

UNIT 1101 AND PARKING UNIT GU-104 IN THE MUSEUM PARK LOFTS AS
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THAT PART OF CERTAIN LOTS, BLOCKS, STREETS AND ALLEYS AND PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY ALL IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH MICHIGAN AVENUE WITH THE SOUTH LINE OF ROOSEVELT ROAD AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE 324.58 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 578.78 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13th STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13th STREET, AFORESAID 177.42 FEET TO THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, AFORESAID, 134.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST 177.51 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, 134.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 13TH STREET LOFTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0402718082 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF BALCONIES AS SET FORTH IN THE GRANT OF EASEMENT RECORDED SEPTEMBER 17, 2001 AS DOCUMENT 0010860394.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-91, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0402718082.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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