

# UNOFFICIAL COPY



16ST03396RM

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WARRANTY DEED  
ILLINOIS STATUTORY

Doc#: 1617604066 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/24/2016 10:47 AM Pg: 1 of 3

Dec ID 20160601620508  
ST/CO Stamp 2-118-808-896 ST Tax \$740.00 CO Tax \$370.00  
City Stamp 1-724-867-904 City Tax: \$7,770.00

THE GRANTOR, TROY DICKERSON, unmarried, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO: GRANTEES, PETER ZAROVSKY and MARINA ZAROVSKY, husband and wife, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY of 2773 The Mews, Northbrook, Illinois 60062, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE THE ATTACHED FOR LEGAL DESCRIPTION.

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

**SUBJECT TO:**

Covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by-laws; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number:  
Addresses of Real Estate:

17-10-400-035-1198 and 17-10-400-035-1642  
Unit 2110 at 420 E. Waterside Drive, Chicago, Illinois  
60601 and Parking Space No. 319

Dated this 20 day of June, 2016

By: \_\_\_\_\_

Troy Dickerson



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## LEGAL DESCRIPTION

Order No.: 16ST03396RM

For APN/Parcel ID(s): 17-10-400-035-1198 and 17-10-400-035-1642

**Parcel 1:**

Unit 2110 and Parking Space Unit P-319, together with the exclusive right to use Storage Space S-129, a limited common element in the Regatta Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Lot 6 and the East 20 feet of Lot 5 in Lakeshore East Subdivision of part of the unsubdivided Lands lying East of and adjoining Fort Dearborn Addition to Chicago, said Addition being in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded March 4, 2003 as Document 0030301045, in Cook County, Illinois.

Which Survey is attached as Exhibit A to the Declaration of Condominium recorded August 15, 2006 as Document Number 0622717054, as amended from time to time, together with their undivided percentage interest in the common elements.

**Parcel 2:**

Non-Exclusive Easements appurtenant to and for the benefit of Parcel 1, including easements for access to improvements being constructed over temporary construction easement areas, for pedestrian and vehicular Ingress and Egress on, over, through and across the streets, and to utilize the utilities and Utility Easements, all as more particularly defined, described and created by Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East made by and between Lakeshore East LLC, Lakeshore East Parcel P LLC, and ASN Lakeshore East LLC dated as of June 26, 2002 and recorded July 2, 2002 as Document 0020732020, as amended from time to time.

**Parcel 3:**

Non-Exclusive Easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Easements, Reservations, Covenants and Restrictions recorded August 15, 2006 as Document Number 0622717053 for support, common walls, ceilings and floors, equipment and utilities, Ingress and Egress, maintenance and encroachments, over the Land described therein. (Said burdened Land commonly referred to in the aforementioned Declaration as the "Retail Parcel.")