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1705506204D

Doc# 1705506204 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/24/2017 02:38 PM PG: 1 OF 5

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), John W. Adler and JoAnn S. Adler, his wife, as joint tenants with the right of survivorship, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEY(S) and Warrant(s) to Stephanie McCann and Thomas McCann, married to each other, as tenants by the entirety with rights of survivorship, and not as Joint Tenants or Tenants in Common, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION OF PROPERTY ATTACHED HERETO AS EXHIBIT A.

SUBJECT TO: general real estate taxes, and covenants, easements and restrictions of record.

Permanent Real Estate Index Number(s): 17-10-401-014-1363 & 17-10-401-014-1364

Address(es) of Real Estate: 195 North Harbor Drive Units 4202 & 4203, Chicago, IL, 60601

Dated this 31st day of January 2017

John W. Adler

JoAnn S. Adler

REAL ESTATE TRANSFER TAX		31-Jan-2017
	CHICAGO:	12,150.00
	CTA:	4,860.00
	TOTAL:	17,010.00 *

17-10-401-014-1363 | 20170101605110 | 0-117-275-840

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-Feb-2017
	COUNTY:	810.00
	ILLINOIS:	1,620.00
	TOTAL:	2,430.00

17-10-401-014-1363 | 20170101605110 | 0-260-031-168

S yes
P 5
S N
M N
SO yes
E yes
INT sent

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, CERTIFY THAT SELLER'S John W. Adler and JoAnn S. Adler, are 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 31st day of January 2017



Mary F. Domagalski (Notary Public)

Prepared By: Valerie Kahn
Kahn Law Group
159 N. Marion St., #206
Oak Park, IL 60301

Mail To:
Mr. and Mrs. McCann
195 North Harbor Drive Units 4202/03
Chicago, IL, 60601

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

Name & Address of Taxpayer:
Stephanie McCann and Thomas McCann
195 North Harbor Drive Units 4202/03
Chicago, IL, 60601

Property of Cook County Clerk's Office

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EXHIBIT A

The following described real estate, situated in Cook County, Illinois, to-wit:

Parcel 1:

Units 4202 and 4203 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 lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the South West Fractional Quarter 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 North East 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 April 30, 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 March 14, 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 North West 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 Drive was dedicated by an instrument recorded in the Recorder's Office on March 14, 1979 as Document Number 24879733; thence Southwardly along said West line of North Lake Shore Drive, a distance of 146.790 feet; thence continuing 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 2854.789 feet, an arc distance of 85.093 feet to the North East corner of Block 2 of Harbor Point Unit 1, a Subdivision recorded in said Recorder's Office on December 13, 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 Declaration of Condominium recorded June 27, 1995 Document Number 95414356, together with its undivided percentage interest in the Common Elements.

Parcel 2:

Perpetual and non-exclusive easement for the benefit of Parcel 1 as created by Amended and Restated Grant of Easements dated August 29, 1989 and recorded September 1, 1989 as Document 89410952 by and among American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated November 1, 1985 and known as Trust Number 65812,

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American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 28, 1979 and known as Trust Number 46968 and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated December 1, 1982 and known as Trust Number 56375 solely for vehicular access and pedestrian access over existing ramps and adjacent areas and any replacements of those existing ramps and over such portions of existing driveway as further delineated on Exhibit C of said Document creating said easement.

Parcel 3:

A perpetual non-exclusive easement for the benefit of Parcel 1 solely for utility purposes, vehicular access and pedestrian access incidental to the use of Parcel 1 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 Number 89410952 over and upon the following described property:

That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, said Addition being the whole of the South West 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:

North the Northward extension of the East line of Parcel 'A', (said Northward extension Commencing at the North East 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 of pages 4 to 9, inclusive, as Document Number 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 Recorder's Office on the 14th day of March, 1979 as Document Number 24875730), a distance of 176.195 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 312.16 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 Number 1, according to the plat thereof recorded on December 31, 1974 as Document Number 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.

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Parcel 4:

The exclusive right to the use of Parking Spaces 357 and 309, a limited common element as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 95414356.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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.

The Grantee in this Deed is the Tenant of Unit No. 4202 and 4203, or the Tenant, if any, of said unit, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by - Purchaser or anyone claiming by, through or under Purchaser, (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the Common Elements; (i) covenants, conditions, restrictions, easements and agreements of record; and (j) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Purchaser.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed to John W. Adler and JoAnn S. Alder, his wife, as joint tenants with the right of survivorship from American National Bank and Trust Company of Chicago, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuant of certain Trust Agreement, dated the 31st day of March, 1989, known as Trust Number 107458-00, dated June 14, 1995 and recorded on July 7, 1995 in Instrument No. 95441497, Cook County records.

For informational purposes only: 195 North Harbor Drive Units 4202 & 4203, Chicago, IL, 60601.

Tax Parcel # 17-10-401-014-1363 & 17-10-401-014-1364.