

# UNOFFICIAL COPY

Doc#: 1706015071 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/01/2017 11:16 AM Pg: 1 of 4

Dec ID 20170101606307  
ST/CO Stamp 0-001-084-096 ST Tax \$345.00 CO Tax \$172.50  
City Stamp 0-921-209-536 City Tax: \$3,622.50

## WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Britt J. Smith, a single man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Meredith E. Anderson, a single woman, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 17-09-113-012-1031 and 17-09-113-012-1376


Property Address: 758 N. Larrabee St., Unit 302, Chicago, IL 60654

**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 bylaws, if any; and general real estate taxes not due and payable at the time of Closing.

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



Dated this 6 day of February, 2017.

 (Seal)  
Britt J. Smith

REAL ESTATE TRANSFER TAX	28-Feb-2017
 CHICAGO:	2,587.50
CTA:	1,035.00
TOTAL:	3,622.50 *

17-09-113-012-1031 | 20170101606307 | 0-921-209-536

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

REAL ESTATE TRANSFER TAX	28-Feb-2017
  COUNTY:	172.50
ILLINOIS:	345.00
TOTAL:	517.50

17-09-113-012-1031 | 20170101606307 | 0-001-084-096

17-0056 1/2

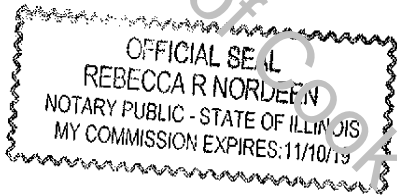
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STATE OF ILLINOIS     )  
  ) SS,  
COUNTY OF LAKE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Britt J. Smith 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 in the instrument as her 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 notarial seal, this 6<sup>th</sup> day of February, 2017.

Rebecca R Norden  
Notary Public



THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

MAIL TO:  
Dominic J. Mancini  
Law Offices of Dominic J. Mancini, PC  
133 Fuller Road  
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:  
Meredith Anderson  
758 N. Larrabee St.  
Unit 302  
Chicago, IL 60654

Property of Cook County Clerk's Office

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## SCHEDULE A

### Parcel A:

Unit 302 and GU-135 in One River Place Condominiums 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 feet 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 Block 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 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 Sublots 1 and 2 in resubdivision of Lots 2 to 8, both inclusive, in Block 8 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 12 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 90, 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 on 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, 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 requirements and underground utilities for the benefit of Parcels 1 and 2, as created by Easement Agreement recorded November 30, 2000 as document number 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 41 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 Russell, Mather and Roberts' Second Addition

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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 feet 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 in 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 92) 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 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 24 minutes 14 seconds East, along said West line 27.00 feet; thence South 89 degrees 00 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 14 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, of the benefit of Parcels 1 and 2, as created by the 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 60 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 feet 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 218.78 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 to the Declaration of Condominium recorded as document 0020441899 together with an undivided percentage interest in the common elements.

#### Parcel B:

The exclusive right to the use of Storage Space S-31, a limited common element as delineated on a survey attached to the Declaration of Condominium recorded as document 0020441899.