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THIS DOCUMENT WAS
PREPARED BY:

Lisa J. Saul, Esq.
24 West Erie Street, Suite 4A
Chicago, Illinois 60654

AFTER RECORDING, RETURN TO:

Elizabeth M. Todorovic, Esq.
5419 North Sheridan Road, Suite 110
Chicago, Illinois 60640

Doc#: 1720008235 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2017 11:08 AM Pg: 1 of 5

Dec ID 20170601683396
ST/CO Stamp 1-190-211-008 ST Tax \$735.00 CO Tax \$367.50
City Stamp 1-491-052-992 City Tax: \$7,717.50

WARRANTY DEED

THIS INDENTURE is made as of this 26th day of June, 2017 by and between **Michael K. Forde, a single man**, of the city of Chicago, State of Illinois (the "Grantor"), and **Carla Ham** of the city of Chicago, State of Illinois (the "Grantee").

SK 1140-573765
John

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

Send Subsequent Tax Bills To:

Carla Ham
758 North Larrabee Street, #501 303 W. Madison, Suite 850
Chicago, Illinois ~~60654~~ 60606

REAL ESTATE TRANSFER TAX

07-Jul-2017

CHICAGO:	5,512.50
CTA:	2,205.00
TOTAL:	7,717.50 *

REAL ESTATE TRANSFER TAX

18-Jul-2017

COUNTY:	367.50
ILLINOIS:	735.00
TOTAL:	1,102.50

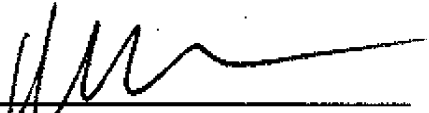
17-09-113-012-1100 | 20170601683396 | 1-491-052-992

17-09-113-012-1100 | 20170601683396 | 1-190-211-008

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

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IN WITNESS WHEREOF, Grantor aforesaid have hereunto set in hand and sealed this 26 day of JUNE, 2017.




Michael K. Forde

State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael K. Forde, 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 this said instrument as his 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 ¹⁶26 day of JUNE, 2017.



Notary Public

Commission expires:



Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

Parcel A: Unit 501 and GU-121 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 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 82 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 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, 328.27 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, 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 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 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 82 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 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, 328.27 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 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

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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 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, 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, 29 minutes, 14 seconds East, along said West line, 27.00 feet; thence South 89 degrees, 29 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, 19 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, for 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, 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, 355.27 feet to a line 27.00 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, 218.71 feet to the aforesaid West line of Larrabee Street; thence South 00 degrees, 29 minutes, 14 seconds East, along said West line, 5.00 feet; thence South 89 degrees, 29 minutes, 41 seconds West, along a line 32 feet South of and parallel with said Building face, 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 use Storage Space S-100, a limited common element as delineated on a survey attached to the Declaration of Condominium recorded as Document 0020441899.

PERMANENT INDEX NUMBER:

17-09-113-012-1100

COMMON ADDRESS:17-09-113-012-1362
758 North Larrabee Street, #501, Chicago, Illinois 60654

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2016 Second Installment and subsequent years.
2. Acts done by or suffered through Buyer.
3. Terms, provisions and conditions relating to the easement described as Parcel 2,3,4,5, and 6 contained in the instrument creating such easement.
4. Rights of the adjoining owners to the concurrent use of the easement described as Parcel 2,3,4,5 and 6.
5. Grant of Conservation Right and Easement recorded as Document Number 0020432365.
6. Balcony Easement Agreement recorded as Document Number 0020432364.
7. Terms and provisions contained in the Easement Agreement recorded as Document Number 00939072.
8. Balcony Easement Agreement recorded as Document Number 0021409296.
9. Covenant recorded as Document Number 0030266605.
10. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
11. Covenants, Conditions, Ordinances, Easements, Agreements and Restrictions of Record, provided they are not violated by the improvements on the Property and do not materially interfere with Buyer's use and enjoyment of the Property as a condominium residence.

County Clerk's Office