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Doc# 1912316004 Fee \$44.00

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

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2019 12:02 PM PG: 1 OF 4

STATE OF ILLINOIS)) ss COUNTY OF COOK)

DECEASED JOINT TENANCY AFFIDAVIT

ANGELA. M. PETRONE, hereinafter referred to as the affiant, states under oath that the affiant resides at 711 S. Ashland Ave., Chicago, IL 60607-3157; that the affiant was the daughter of Frank R. Petrone, deceased; that the decedent died on February 1, 2016; that no death taxes on the Estate of Frank R. Petrone were due; that at the time of his death, the decedent was one of the owners of property, in joint tenency with Angela M. Petrone, by virtue of properly recorded joint tenancy deed, located in Cook County, Illinois, and legally described as follows:

SEE ATTACHED

Permanent Real Estate Index Number: 17-10-401-014-1075

Address of Real Estate: 195 N. Harbor Dr. Unit 1002, Chicago, Illinois 60601

This affidavit is made to facilitate the transfer of ownership to the above described property from Frank R. Petrone and Angela M. Petrone, as joint tenants, to Angela M. Petrone, an unmarried person.

DATED this and day of duges, 2018

Angela M. Petrone

Subscribed and Sworn to before

OFFICIAL SEAL
LYNNE R. OSTFELD

LYNNE R. USTFELD Notary Public - State of Illinois My Commission Expires 2/09/2021

Notary Public

- Prepared by and

Mail to: Lynne R. Ostfeld, 300 N. State St., #5404, Chicago, IL 60654-5470

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Legal Description

Farcel 1:

Unit 1002 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 remendicular 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 1854,789 feet, an arc distance of 85.093 feet to the North East corner of Block 2 of Harbor Point Unit 1, 7 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 , together with its undivided percentage JUN 27 1995, as Document Number

interest in the Common Elements.

95414356

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, 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,

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upward and downward from the surface of the earth of said Parcel which is bounded and described as follows:

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 said Recorder's Office on the 14th day of March, 1979 as Document Number 24879730), 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 322.16 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 Flarbor 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.

Parcel 4:

The exclusive right to the use of Parking Space 337, a limited common element as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 95414356

-Parcel 5:				
Tarcus.				
Valet Parking Right for	passenger vehicle(s) as	ereated by and o	described in the Declaration aforesai	d,
recorded as Document Nu	mber -	<u> </u>		

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 easemen's for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, it 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. 1002, 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.

Part of 17-10-401-011 195 Harbor Drive Chicago, Illinois 60601

1912316004 Page: 4 of 4 COOK COUNTY CLERK VITAL RECORDS CHICAGO, ILLINOIS MEDICAL CERTIFICATE OF DEATH TATE FILE NUMBER: DECEDENT'S LEGAL NAME & FRANK R PETRONE AGE AT LAST BIR COUNTY OF DEATH COOK

SOCIAL SECURITY NUMBER

PART LININGARCERATED INQUINAL HE

DATE ISSUED 2/3/2016
SEX MALE FEBRUARY 01, 2016
AGE AT LAST BIRTHDAY 95 YEARS DATE OF BIRTH DECEMBER 31 1920
HOSPITAL OR OTHER INSTITUTION NAME
URITY NUMBER STATUS AT TIME OF DEATH. SURVIVING SPOUSE/CIVIL UNION PARTNERS MAIDEN NAME EVER IN U.S. ARMED FORCES? AYES
APT, NO. CITY OR TOWN INSIDE CITY LIMITS? WYES TOWN YES
FATHERICO-PARENTS NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MOTHERICO-PARENTS NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION LUCILLE JUDGE
RELATIONSHIP MAILING ADDRESS TO THE TOTAL
LOCATION - CITY OR TOWN AND STATE DATE OF DISPOSITION LOCATION - CITY OR TOWN AND STATE DATE OF DISPOSITION HILLSIDE, IL FEBRUARY 06, 2016
E-721 NORTH WESTERN AVENUE, CHICAGO, IL, 60612
FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016609
DATE FILED WITH LOCAL REGISTRAR FEBRUARY 3, 2016
RATED INGUINAL HERNIA
Due to (or as a cc wednessed) AND AND BE AND AND BE AND
Due to (or as a consequence of).
Due to (or as a consequence of):
buting to death but not resulting in the underlying cause given in PAR) WAS AN AUTOPSY PERFORMED? NO WERE AUTOPSY FINDINGS USED TO

PART II. Enter other significant conditions contributing to death but not re

FEMALE PREGNANCY STATUS NOT APPLICABLE®

IF TRANS

LOCATION OF INJURY

CITY OR TOWN CHICAGO PLACE OF DEATH !!!" DECEDENT'S HOME

BIRTHPLACE

CHICAGO, IL RESIDENCE

INFORMANT'S NAME

METHOD OF DISPOSITION

BURIAL® 🧸 🖔 🧸 FUNERAL HOME

CAUSE OF DEATH IMMEDIATE CAUSE

UNERAL DIRECTOR'S NAME PETER, MAXWELL RAGO LOCAL REGISTRAR'S NAME DAVID ORR

195 NORTH HARBOR ORINE

ANGELA MUNARI PETRONE

STATE ZIP CODE

JOHN RAGO SONS FUNERAL HOME 721 NORTH WE

ATTEND THE DECEASED?

DATE LAST SEEN ALIVE

WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO DATE PRONOUNCED

DECEMBER 15, 2015

03:00 AM

⋄PHYSICIAN②

DATE CERTIFIED &

NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH BACHEL AMDUR, 675 NORTH SAINT, CLAIRE, 18TH FLOOR #200, CHICAGO, ILLINOIS, 60611 PHYSICIAN'S LICENSE NUMBER < 036.092727

This is to certify that this is a true and correct copy from the official death. record filed with the Illinois Department of Public Health

> rie E David Orr Cook County Clerk

