



\*1912316005D\*

Doc# 1912316005 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2019 12:03 PM PG: 1 OF 5

**QUIT CLAIM DEED  
JOINT TENANCY**

**THE GRANTOR(S)**

Angela M. Petrone and Angela M. Petrone,  
surviving joint tenant of real estate held in  
joint tenancy with Frank R. Petrone, of the  
City of Chicago, County of Cook, State of  
Illinois,

for the consideration of TEN and no/100 DOLLARS (\$10.00), and other good and valuable  
considerations in hand paid, CONVEY and QUIT CLAIM to

Angela M. Petrone, 711 S. Ashland Ave., Chicago, IL 60607-3157

all interest in the following described Real Estate situated in Cook County, Illinois, commonly  
known as:

195 N. Harbor Dr., Unit 1002, Chicago, Illinois 60601, and the Parking Space 337  
and legally described as: SEE ATTACHED

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

TO HAVE AND TO HOLD said premises forever.

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

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

DATED this: 22nd day of August, 2018

Angela M. Petrone

Angela M. Petrone, Surviving Joint Tenant

angela m. Petrone

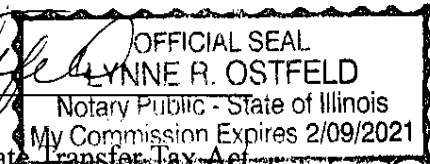
angela m. Petrone

State of Illinois, County of Cook, ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that Angela M. Petrone, 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 the said 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 official seal,  
this 22nd day of August, 2018.

*Lynne R. Ostfeld*



Exempt under provisions of Section 4, Paragraph (e) of the Real Estate Transfer Tax Act.

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

**Send** all tax bills to: Angela M. Petrone, 711 S. Ashland Ave., Apt. J, Chicago, IL 60607-3157

*JH*

# UNOFFICIAL COPY

## Legal Description

### Parcel 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 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 JUN 27 1995, as 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, 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,

# UNOFFICIAL COPY

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 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.

**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:**~~

~~Valet Parking Right for passenger vehicle(s) as created by and described in the Declaration aforesaid, recorded as Document Number \_\_\_\_\_~~

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. 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

# UNOFFICIAL COPY

THIS PAGE IS RESERVED FOR PROPERTY TRANSFER TAX STAMPS ONLY

THIS DOCUMENT REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION 4 E OF THE REAL ESTATE TRANSFER ACT

DATED 4/30/2019  
[Signature]  
REPRESENTATIVE

REAL ESTATE TRANSFER TAX 30-Apr-2019



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-10-401-014-1075 | 20190401661396 | 0-089-434-016

REAL ESTATE TRANSFER TAX 30-Apr-2019



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

17-10-401-014-1075 | 20190401661396 | 1-995-294-624

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

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Aug 22, 2018

SIGNATURE: Angela M. Petrone  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

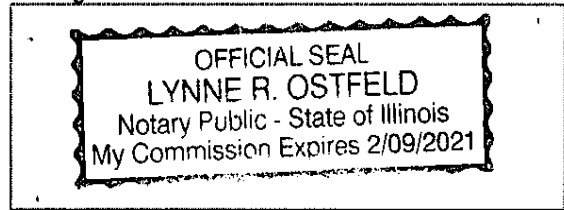
Lynne R. Ostfeld

By the said (Name of Grantor): Angela M. Petrone

AFFIX NOTARY STAMP BELOW

On this date of: Aug 22, 2018

NOTARY SIGNATURE: Lynne R. Ostfeld



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Aug 22, 2018

SIGNATURE: Angela M. Petrone  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

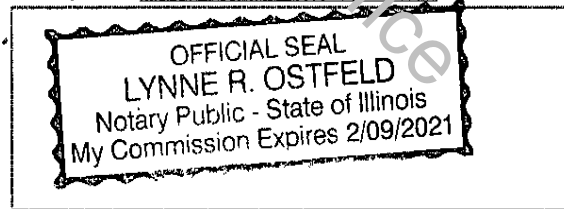
Lynne R. Ostfeld

By the said (Name of Grantee): Angela M. Petrone

AFFIX NOTARY STAMP BELOW

On this date of: Aug 22, 2018

NOTARY SIGNATURE: Lynne R. Ostfeld



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**