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Doc#: 2000255159 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2020 11:26 AM Pg: 1 of 5

Dec ID 20191201675950
ST/CO Stamp 1-225-127-264 ST Tax \$447.50 CO Tax \$223.75
City Stamp 1-117-500-768 City Tax: \$4,698.75

WARRANTY DEED

THE GRANTORS,
Safar Soltani and Dana Stoutenburg, NKA Dana Soltani

husband and wife, of

7435 N Olcott Ave

Chicago Title / 100-1182
1965T008016 P15

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to **THE GRANTEES**

Salman Khan and Mallory Welsh, ~~husband and wife~~ *unmarried couple*
of *as joint tenants*
865 N Halsted St Apt 2406
Chicago IL 60661

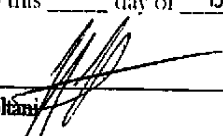
the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 17-09-113-012-1187 and 17-09-113-012-1423
Property Address: 758 North Larrabee Street #718, Chicago, IL 60654

to have and to hold said premises as tenants by the entirety;

SUBJECT TO: General Real Estate Taxes for the year of 2019 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 17th day of December, 2019.


Safar Soltani

(SEAL)


Dana Stoutenburg, NKA Dana Soltani

(SEAL)

MAIL TO:
Siragusa Law Group
25 E Washing St #700
Chicago IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Salman Khan and Mallory Welsh
758 North Larrabee Street #718
Chicago, IL 60654

This instrument was prepared by: Jason C. Schram, 8501 W. Higgins Road, Suite 601, Chicago, IL 60631.

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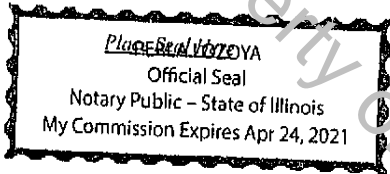
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Safar Soltani**, 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 the 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 17th day of December, 2019.

Commission expires April 24 2021


NOTARY PUBLIC



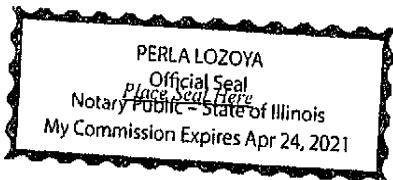
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Dana Stougenburg, NKA Dana Soltani** 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 17th day of December, 2019.

Commission expires April 24 2021


NOTARY PUBLIC



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EXHIBIT A

Order No.: 19GST008016PK

For APN/Parcel ID(s): 17-09-113-012-1187

Parcel A:

Unit Number 718 and GU-182 in the 1 River Place Condominium, as delineated on a survey of the following described tract of Land:

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, 35 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.

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EXHIBIT A

(continued)

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 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, 14 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 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: 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 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

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EXHIBIT A

(continued)

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 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 as Exhibit "D" to the Declaration of Condominium recorded April 17, 2002 as document number 0020441899; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel B:

The exclusive right to use Storage Space S-187, a limited common element, as delineated on a Survey attached to the Declaration of Condominium recorded as document 0020441899.