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WARRANTY DEED TENANCY BY THE ENTIRETY And Land Lease Assignment

Doc#: 2004555105 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/14/2020 08:04 AM Pg: 1 of 3

Dec ID 20200101604206
ST/CO Stamp 0-994-314-080 ST Tax \$1,160.00 CO Tax \$580.00
City Stamp 0-457-443-168 City Tax: \$12,180.00

Statutory (Illinois)
(Individual to Individual)

FIDELITY
NATIONAL TITLE
OC20000886



Above Space for Recorder's Use Only

THE GRANTOR(S) David J. Hinman and Carol D. Hinman husband and wife of the City of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Richard Reichsfeld and Jelena Kovacevic, husband and wife

not as Joint Tenants with rights of survivorship nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the state of Illinois as described in Parcel 1 on attached Exhibit:

Grantors' interest in the said real estate consists of ownership of the buildings and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Lease, executed by the Chicago Dock & Canal Trust, an Illinois business trust, as Lessor, and Ogden Partners North, Inc., an Illinois corporation, as lessee, dated January 1, 1996 and recorded May 23, 1996 as Document 96392436 and amended by Lease Addendum dated May 12, 1996 and recorded May 23, 1996 as Document 96392437, which Addendum substituted Grantor herein, East Water Place L.P., as lessee and Second Lease Addendum dated June 11, 1996, and recorded June 19, 1996 as Document 96470154, which lease and addenda demise the land for a term of years beginning in 1996 and ending December 31, 2094. Residential Lot Lease dated March 4, 1997 and recorded March 31, 1997 as Document 97218853. Lot Lease assignment dated July 18, 2006 and recorded August 9, 2006 as Document 0622102317 with subsequent Lot Lease assignment dated November 7, 2014 as Document 1431618084

Grantor further grants and assigns from its interest in the said Master Lease the easement shown as Parcel 2 on the attached Exhibit.

This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said declarations, the same as though the provisions of said declaration were recited and stipulated at length herein.

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 as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2nd installment ²⁰¹⁹ and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 17-10-211-024-000017-10-211-024-0008

Address(es) of Real Estate: 408 East North Water Street, Unit B, Chicago, IL 60611

Dated this 23rd day of January, 2020

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X David J. Hinman (SEAL)
David J. Hinman

X Carol D. Hinman (SEAL)
Carol D. Hinman

✓ State of Florida County of Sarasota ss. I, the undersigned, a Notary Public in and for said County, Sarasota

in the state aforesaid, DO HEREBY CERTIFY that David J. Hinman and Carol D. Hinman husband and wife personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE



Given under my hand and official seal, this 23rd day of January, 2020
Commission expires August 13, 2023
David Viera
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

Tom Hawbecer
(Name)
26 Blaine
(Address)
Hinsdale IL 60521
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Richard Reichsfeld
(Name)
408 East North Water Street #B
(Address)
Chicago IL 60644
(City, State and Zip)

REAL ESTATE TRANSFER TAX

07-Feb-2020



COUNTY: 580.00
ILLINOIS: 1,160.00
TOTAL: 1,740.00

17-10-221-024-0000 | 20200101604206 | 0-994-314-080

REAL ESTATE TRANSFER TAX

07-Feb-2020



CHICAGO: 8,700.00
CTA: 3,480.00
TOTAL: 12,180.00 *

17-10-221-024-0000 | 20200101604206 | 0-457-443-168

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

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LEGAL DESCRIPTION

PARCEL 1: (408-B): THE EAST 21.00 FEET OF THE WEST 44.73 FEET OF THE NORTH 75.32 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER PORTIONS OF THE COMMON AREAS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF EASEMENTS, RESTRICTIONS; AND COVENANTS FOR EAST WATER PLACE RECORDED NOVEMBER 13, 1996 AS DOCUMENT 96865968.

SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

Cook County Clerk's Office