

WARRANTY DEED

Doc#. 2011107125 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/20/2020 09:51 AM Pg: 1 of 3

Dec ID 20200301643689  
ST/CO Stamp 0-396-202-208 ST Tax \$1,025.00 CO Tax \$512.50  
City Stamp 1-738-379-488 City Tax: \$10,762.50

THE GRANTOR, *Anthony U. Mattera*,  
as trustee of *The Anthony U. Mattera Revocable Trust dated April 2, 1981* of 155 North Harbor Drive, Unit 4412, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Herbert N. Wigder and Catherine Wigder, husband and wife*, of 28W541 Pamela Court, West Chicago, Illinois, not as tenants in common and not as joint tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

*SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; condominium declaration and Bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.* 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 not in tenancy in common and not in joint tenancy, but as husband and wife, in tenancy by the entirety forever.

Address of Real Estate: 155 North Harbor Drive, Unit 4412, Chicago, Illinois, 60601

Permanent Real Estate Index Number: 17-10-401-005-1000

DATED this 18 day of March, 2020

*A. Mattera*

ANTHONY U. MATTERA, as trustee aforesaid

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 *Anthony U. Mattera*, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 18 day of March, 2020.

*Andrew L. Durkin*  
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

AFTER RECORDING, MAIL TO:  
John Janczur, Esq.  
Kokoszka & Janczur  
19 South LaSalle Street, Ste. 1201  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:  
Herbert N. Wigder & Catherine Wigder  
155 North Harbor Drive, Unit 4412  
Chicago, Illinois 60601

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

**PARCEL 1: UNIT NUMBER "4412" IN HARBOR DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE (HEREINAFTER CALLED "PARCEL"):**

LOTS 1 AND 2 IN BLOCK 2 IN HARBOR POINT UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL THE LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON, CAISSON CAP AND COLUMN LOTS 1-A, 1-B, 1-C, 2-A, 2-B, 2-C, 3-A, 3-B, 3-C, 4-A, 4-B, 4-C, 5-A, 5-B, 5-C, 6-A, 6-B, 6-C, 7-A, 7-B, 7-C, 8-A, 8-B, 8-C, 9-A, 9-B, 9-C, M-LA OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED, ENUMERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT NUMBER 1, FALLING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, UPWARD AND DOWNWARD OF SAID LOT 1 IN BLOCK 2 AFORESAID, AND LYING ABOVE THE UPPER SURFACE OF THE LAND, PROPERTY AND SPACE TO BE DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR UTILITY PURPOSES, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 155 HARBOR DRIVE CONDOMINIUM ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 58912 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935653 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935654, AND BY DOCUMENT NUMBER 23018815, TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION, AS AMENDED.

**PARCEL 2: EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1 AFORESAID THROUGH, OVER AND ACROSS LOT 3 IN BLOCK 2 OF SAID HARBOR POINT UNIT NUMBER 1, ESTABLISHED PURSUANT TO ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935652) AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 TO BURTON G. BALSAM AND MASIA BALSAM DATED JUNE 30, 1977 AND RECORDED AUGUST 2, 1977 AS DOCUMENT NUMBER 24039071.**

**PARCEL 3: EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1 AFORE DESCRIBED AS SET FORTH IN RESERVATION AND GRANT OF RECIPROCAL EASEMENTS, AS SHOWN ON THE PLAT OF HARBOR POINT UNIT NUMBER 1, AFORESAID AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE III OF DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935652); ALL IN COOK COUNTY, ILLINOIS, AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 TO BURTON G. BALSAM AND MASIA BALSAM DATED JUNE 30, 1977 AND RECORDED AUGUST 2, 1977 AS DOCUMENT NUMBER 24039071.**

Address of Real Estate: 155 North Harbor Drive, Unit 4412, Chicago, Illinois 60601

Permanent Real Estate Index Number: 17-10-401-005-1600

# UNOFFICIAL COPY

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**Warranty Deed**

INDIVIDUAL TO INDIVIDUAL

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155 North Harbor Drive  
Unit 4412  
Chicago, Illinois 60601

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Anthony U. Mattera, as trustee of The Anthony U.  
Mattera Revocable Trust dated April 2, 1981

to

Herbert N. Wigder  
Catherine Wigder

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