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Doc#. 2100815207 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2021 02:07 PM Pg: 1 of 5

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

THE GRANTOR(S)

Dec ID 20201101658009
ST/CO Stamp 1-355-106-272 ST Tax \$285.00 CO Tax \$142.50
City Stamp 0-214-026-208 City Tax: \$2,992.50

ERIC BAIRD, divorced and
not since remarried,
of the City of Chicago,
County of Cook, Illinois,
for and in consideration of
TEN AND NO/100 DOLLARS and
other good and valuable
consideration in hand paid
CONVEYS and WARRANTS to

WENDY CROWELL, a single woman, of 3045 N. Damen, #2, Chicago,
Illinois 60618

GRANTEE(S),

Individually, the following described Real Estate situated in the
County of Cook, in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")

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

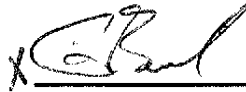
SUBJECT TO: covenants, conditions, and restrictions of record, and
to General Taxes for 2020 and subsequent years.

C/K/A 758 N. Larrabee Street, Unit 225, Chicago, IL 60654
and GU-216

P.I.N. 17-09-113-012-1024 and 17-09-113-012-1457

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DATED this 18th day of November, 2020.

ERIC BAIRD

State of Illinois)
)SS
 County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ERIC BAIRD is personally known to me to be the same person(s) whose name(s) 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 18th day of November, 2020.


Notary Public

This instrument was prepared by:

Dominic J. Mancini
 Attorney at Law
 133 Fuller Road
 Hinsdale, Illinois 60521

After recording mail to:

Sandy Kotsios
 Attorney at Law
 3 W. Lonquist Blvd.
 Mt. Prospect, IL 60056

Send subsequent tax bills to:

Wendy Crowell
 758 N. Larrabee St., #225
 Chicago, IL 60654

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EXHIBIT A

The Land is described as follows:

Parcel A:

Unit number 225 and GU-216 in the One 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, 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, 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.

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

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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 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

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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 17-09-113-012-1024; Parcel 17-09-113-012-1457