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Doc#: 2129142249 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/18/2021 03:27 PM Pg: 1 of 4

Dec ID 20211001602909
ST/CO Stamp 1-390-061-712 ST Tax \$675.00 CO Tax \$337.50
City Stamp 0-316-319-888 City Tax: \$7,087.50

Warranty Deed Individual to Individual Statutory (Illinois)

Above Space for Recorder's Use Only

THE GRANTOR(S): Andrew S. Cox and Noelle S. Neel, husband and wife, as tenants by the entirety, of 861 Neon Forest Circle, Longmont, CO 80504 for and in consideration of (\$10.00) TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEY and WARRANT(s) to Bryan J Murphy, an unmarried man of Chicago, IL

For value received, Grantor hereby grants, conveys, and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows:

SEE EXHIBIT "A" attached hereto and made a part hereof

PINs 17-09-306-032-1051 & 17-09-306-032-1126 & 17-09-306-032-1279
CKA: 333 Canal Unit 2302, Chicago, IL 60654

Subject to covenants, conditions and restrictions of record, easements of record, and real estate taxes not yet payable but hereby releasing and waiving all rights under all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

ATT: 21CSA 046364LP
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Dated this 28 day of Sept 2021

Signed: [Signature]
Andrew S. Cox

Dated this 28 day of Sept 2021

Signed: [Signature]
Noelle S. Neel

STATE OF New Hampshire COUNTY OF Cheshire

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew S. Cox and Noelle S. Neel personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 28th day of Sept., 2021.

Commission expires 12/05/2023 [Signature]
NOTARY PUBLIC

Prepared by:
Matt Albrecht
323 S. Catherine
La Grange, IL 60525



Mail to:
Bryan J Murphy
333 North Canal St., Unit 2302
Chicago, IL 60606

Name and Address of Taxpayer:
Bryan J Murphy
333 North Canal St., Unit 2302
Chicago, IL 60606

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CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 01CSA046364LP

For APN/Parcel ID(s): 17-09-306-032-1051, 17-09-306-032-1279 and 17-09-306-032-1126

PARCEL 1:

UNITS 2302, P-20 AND S-10 IN THE RESIDENCES AT RIVERBEND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOTS 1, 2, 3 AND 4 IN BLOCK "K" IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020017903; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED, AS CREATED BY THE DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 1, 1981 AND RECORDED JUNE 5, 1981 AS DOCUMENT NUMBER 25895261 AND AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017902. FOR PARTICULARS AS TO LOCATION REFER TO EASEMENT PREMISES NUMBERS 1, 2, 3 AND 4 AS DESCRIBED IN THE AMENDMENT THEREIN.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED AS CREATED BY DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS DATED MARCH 27, 1989 AND RECORDED MARCH 28, 1989 AS DOCUMENT NUMBER 89134782 MADE BY AND BETWEEN CHICAGO UNION STATION COMPANY, AN ILLINOIS CORPORATION AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065 AND THE DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS DATED MARCH 27, 1989 AND RECORDED MARCH 28, 1989 AS DOCUMENT NUMBER 89134783 MADE BY CONSOLIDATED RAIL CORPORATION, A PENNSYLVANIA CORPORATION, TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065 FOR (A) USE, MAINTAIN, REPAIR, REPLACE OR RENEW ADEQUATE COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, FOUNDATIONS AND OTHER SUPPORTS; (B) FOR THE PURPOSE OF INSPECTING THE PROJECTS' SUPPORTING COLUMNS, FOOTINGS AND FOUNDATIONS, ELEVATORS, PIPING, ELECTRICAL LINES AND ANY OTHER SERVICES AS WELL AS THE UNDERSIDE OF THE AIR EXHAUST SYSTEM, AND TO BRING SUCH MATERIALS AND PERFORM SUCH LABOR AS MAY BE NECESSARY OR CONVENIENT TO SAFELY, ADEQUATELY AND PROPERLY MAINTAIN,

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EXHIBIT "A" LEGAL DESCRIPTION (continued)

REPAIR AND STRENGTHEN SUCH STRUCTURES, SERVICES AND SYSTEMS; AND (C) CONSTRUCT STAIRWAYS AND PASSAGEWAYS IF NECESSARY OR USEFUL TO MAINTAIN SAID STRUCTURES OR SERVICES IN THE EXPECTED SPACE, AS DEFINED AND DESCRIBED THEREIN. (THE SUBSURFACE LAND BELOW THE AIR RIGHTS PORTION OF THE PROPERTY).

PARCEL 4:

RECIPROCAL CROSS EASEMENT AS CONTAINED IN SECTION 30 OF THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017903 FOR THE USE OF AUTOMOBILE SPACES AND ACCESS THERETO OVER THOSE PORTIONS OF THE PARKING UNITS AND THE COMMON ELEMENTS DESCRIBED THEREIN.

PARCEL 5:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN SECTION 29 OF THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2002 AS DOCUMENT NUMBER 0020017903 FOR INGRESS, EGRESS AND OTHER USES AS MORE FULLY DESCRIBED THEREIN OVER AND ACROSS THE NON SUBMITTED PORTION AS DESCRIBED THEREIN.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE EASEMENT AGREEMENT RECORDED MAY 18, 2000 AS DOCUMENT NUMBER 00358933 FOR INGRESS AND EGRESS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, USE AND PROTECTION OF CAISSONS AS MORE FULLY DESCRIBED THEREIN.