

WARRANTY DEED  
Statutory ILLINOIS  
(General)

Doc#: 2202513139 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2022 11:18 AM Pg: 1 of 5

Dec ID 20220101602024

City Stamp 0-434-106-000

THE GRANTOR:

**KURT ERICKSON AND VIRGINIA ERICKSON**, husband and wife, as joint tenants with right of survivorship and not as tenants by the entirety and not as tenants in common of 195 North Harbor Drive, Unit 5108, Chicago, IL 60601

(The Above Space For Recorder's Use Only)

of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00 )and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

**VIRGINIA A. ERICKSON and KURT W. ERICKSON, Trustees, or their successors in interest, of the VIRGINIA A. ERICKSON LIVING TRUST dated August 1, 1998, and any amendments thereto** 195 North Harbor Drive, Unit 5108, Chicago, IL 60601

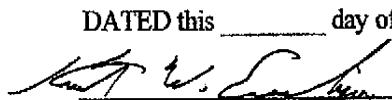

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A")

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

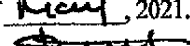
Permanent Index Number (PIN): 17-10-401-014-1450  
Address of Real Estate: 195 North Harbor Drive, Unit 5108, Chicago, IL 60601

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

 (SEAL)  (SEAL)  
**KURT W. ERICKSON** **VIRGINIA ERICKSON**

State of Illinois Florida )  
)SS  
County of Collier )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KURT ERICKSON AND VIRGINIA ERICKSON** personally known to me to be the same persons whose names 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 10 day of May, 2021.  
Commission expires Feb 8, 2025 

NOTARY PUBLIC



SHIRLEY DESIREE ARGUETA  
Notary Public - State of Florida  
Commission # 44 90362  
My Comm. Expires Feb 8, 2025

Prepared by and after recording,  
please return to:  
Michael G. Stuart, Esq.  
The Stuart Legacy Alliance, LLC  
1834 Walden Office Square, Suite 500  
Schaumburg, IL 60173

Mail future tax bills to:  
Kurt and Virginia Erickson  
195 North Harbor Drive, Unit 5108  
Chicago IL, 60601

Exempt under provisions of E  
Section 31-45, Property Tax Code.

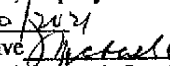
Date 5/10/2021  
Representative   
Attorney At Law

Exhibit "A"

## UNOFFICIAL COPY

## PARCEL 1:

Unit 5108 in The Parkshore Condominium as delineated and defined on the Plat of survey of the following described Parcel of real estate:

That part of the lands lying East of and adjoining 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, in Cook County, Illinois, bounded and described as follows:

Commencing at the Northeast corner of Parcel "A" as located and defined in the Plat of "Lake Front Plaza" Subdivision (being a subdivision recorded in the Recorder's office of Cook County, Illinois on April 30, 1962 as Document No. 18461961) and running thence North along a Northward extension of the East line of said Parcel "A" (said Northward extension being also the West line of a strip of land 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by Plat of Dedication recorded in said Recorder's office on March 14, 1979 as Document No. 24879730), a distance of 176.195 feet;

thence East along a line perpendicular to the last described course, a distance of 235.083 feet to the point of beginning at the Northwest corner of the hereinafter described parcel of land;

thence continuing along the last described perpendicular line a distance of 189.959 feet to an intersection with the Westerly line of North Lake Shore, as said North Lake Shore Drive was dedicated by an instrument recorded in the Recorder's office on March 14, 1979 as Document No. 24879733;

thence Southwardly along said West line of North Lake Shore Drive, a distance of 146.790 feet;

thence continuing Southwardly along said West line of North Lake Shore Drive, said West line being here an arc of a circle, concave Westerly and having a radius of 2854.789 feet, an arc distance of 85.093 feet to the Northeast corner of Block 2 of Harbor Point Unit 1, a subdivision recorded in said Recorder's office on December 13, 1974, as Document No. 22935649;

thence West along the North line of said Block 2, a distance of 169.878 feet to an intersection with a line which is 235.083 feet East of and parallel with the Northward extension of the East line of Parcel "A" in "Lake Front Plaza" subdivision aforesaid;

thence North along the last described parallel line (said parallel line being perpendicular to said North line of Block 2 in Harbor Point Unit Number 1) a distance of 231.00 feet to the point of beginning in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium recorded June 27, 1995, as Document No. 95114356, together with its undivided percentage interest in the common elements.

## PARCEL 2:

Perpetual and non-exclusive easement for the benefit of Parcel 1 as created by Amended and Restated Grant of Easements dated August 29, 1989 and recorded September 1, 1989 as Document No. 89410952 by and among American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated November 1, 1985 and known as Trust Number 65312, American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 28, 1979 and known as Trust Number 46968 and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated December 1, 1982 and known as Trust Number 56375 solely for vehicular access and pedestrian access over existing ramps and adjacent areas and any replacements of those existing ramps and over such portions of existing driveway as further delineated on Exhibit "C" of said document creating said easement.

## PARCEL 3:

A perpetual non-exclusive easement for the benefit of Parcel 1 solely for utility purposes, vehicular access and pedestrian access incidental to the use of Parcel 1 pursuant to the terms, conditions and reservations contained in the Amended and Restated Grant of Easements dated August 29, 1989 and recorded on September 1, 1989 as Document No. 89410952 over and upon the following described property:

That part of lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being the whole of the Southwest Fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, which part of said lands being a parcel comprised of the land, property and space lying below and extending downward from a horizontal plane having an elevation of 20.00 feet above Chicago City datum and lying within the boundaries, projected vertically, upward

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and pedestrian access over existing ramps and adjacent areas and any replacements of those existing ramps and over such portions of existing driveway as further delineated on Exhibit "C" of said document creating said easement.

## PARCEL 3:

A perpetual non-exclusive easement for the benefit of Parcel 1 solely for utility purposes, vehicular access and pedestrian access incidental to the use of Parcel 1 pursuant to the terms, conditions and reservations contained in the Amended and Restated Grant of Easements dated August 29, 1989 and recorded on September 1, 1989 as Document No. 89410952 over and upon the following described property:

That part of lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being the whole of the Southwest Fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, which part of said lands being a parcel comprised of the land, property and space lying below and extending downward from a horizontal plane having an elevation of 20.00 feet above Chicago City datum and lying within the boundaries, projected vertically, upward from the surface of the earth of said parcel which is bounded as described as follows:

Commencing at the Northeast corner of Parcel "A" in the Plat of "Lake Front Plaza" Subdivision (being a subdivision recorded in the Recorder's office of Cook County, Illinois, on the 30th day of April, 1962, in Book 615 of Plats of Pages 4 to 9, inclusive, as Document No. 1846 (1961), and running thence North along the Northward extension of the East line of Parcel "A" (said Northward extension being also the West line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities, by Plat of Dedication recorded in said Recorder's office on the 14th day of March, 1979 as Document No. 24879730), a distance of 176.195 feet;

thence Eastwardly along a line perpendicular to the last described line, a distance of 66.00 feet to the point of beginning of said parcel of land;

thence Northwardly along a line which is 66.00 feet East of and parallel with said Northward extension of the East line of Parcel "A", a distance of 30.00 feet;

thence Eastward along a line perpendicular to said Northward extension of the East line of Parcel "A", a distance of 322.16 feet;

thence Southwardly along a line perpendicular to the last described course a distance of 30.00 feet to an intersection with a line which is 231.00 feet, measured perpendicularly, North of and parallel to the North line of Block 2 in Harbor Point Unit Number 1, according to the Plat thereof recorded December 31, 1974 as Document No. 22935649;

thence Westerly along a line perpendicular to the last described course a distance of 222.16 feet to the point of beginning, in Cook County, Illinois.


## PARCEL 4:

The exclusive right to the use of one parking space, No. 212, a limited common element as delineated on the survey attached to the Declaration aforesaid, recorded as Document No. 95414356.

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

REAL ESTATE TRANSFER TAX		19-Jan-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-10-401-014-1450   20220101602024   0-434-106-000		
* Total does not include any applicable penalty or interest due.		

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/22, 2021

Signature: *Virginia Erickson*  
Grantor or Agent

Subscribed and sworn to before me

By the said Virginia Erickson

This 22 day of December, 2021

Notary public Geneva Everett



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 12/22, 2021

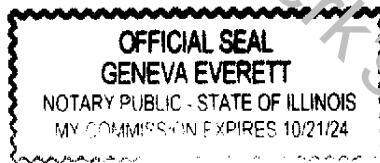
Signature: *Virginia Erickson*  
Grantee or Agent

Subscribed and sworn to before me

By the said Virginia Erickson

This 22 day of December, 2021

Notary public Geneva Everett



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)