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Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2022 06:30 AM Pg: 1 of 4

Dec ID 20220501631192
ST/CO Stamp 1-184-845-904 ST Tax \$690.00 CO Tax \$345.00
City Stamp 2-057-261-136 City Tax: \$7,245.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Neva McGhee Williams
195 N. Harbor Drive, Unit 402
Chicago, IL 60601

PT22-83541

2/3

(The Above Space for Recorder's Use Only)

THE GRANTOR Neva McGhee Williams Osse formerly known as Neva McGhee Williams and Frantz Osse of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Leif R. Sigmond, Jr. and Laura A. Sigmond, _____, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

husband and wife, as joint tenants with Right of Survivorship

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-10-401-014-1021

Property Address: 195 N. Harbor Drive, Unit 402, Chicago, IL 60601

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 building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 23 day of MAY 2022.

Neva McGhee Williams Osse
Neva McGhee Williams Osse formerly known as Neva McGhee Williams

Dated this 23 day of MAY 2022.

Frantz Osse
Frantz Osse

)
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Neva McGhee Williams Osse and Frantz Osse 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 they signed, sealed and delivered in the 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 notarial seal, this 23 day of MAY, 2022.

Abraham Thompson Jr
Notary Public



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

~~Matt Gallagher~~
Laura
2599 Forest Glen Trail
Riverwood IL 60015

SEND SUBSEQUENT TAX BILLS TO:

Leif R. Sigmond, Jr.
195 N. Harbor, Drive, Unit 402
Chicago, IL 60601

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 402 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 North along a Northward extension of the East line of said Parcel "A" (and Northward extension being also the West line of a strip of land 66.0 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 198.959 feet to an intersection with the Westerly line of North Lake Shore Drive, 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 Shore Drive, a distance of 146.790 feet; thence continuing Southwardly along the

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 11, 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 235.085 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;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 27, 1995 as Document No. 95414356, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2

Perpetual 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 65812, 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

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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 the 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 and downward from the surface of the East of said Parcel which is bounded and 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 April 30, 1962, in Book 615 of Plats,

Pages 4 to 9, inclusive, as Document No. 18461961), 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 on December 31, 1974 as Document No. 22935649;

thence Westwardly along a line perpendicular to the last described course a distance of 322.16 feet to the point of beginning, in Cook County,

Illinois.

Parcel 4:

The exclusive right to the use of Parking Space No. 99, a limited common element, as delineated on the Survey attached to the Declaration, aforesaid, recorded as Document No. 95414356, all in Cook County, Illinois