

A22-2880 KO

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WARRANTY DEED

Doc#: 2219920242 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/18/2022 11:55 AM Pg: 1 of 5

Dec ID 20220701669688
ST/CO Stamp 0-125-793-360 ST Tax \$355.00 CO Tax \$177.50
City Stamp 0-023-032-912 City Tax: \$3,727.50

Mail to:

Robert Miller
758 N. Larrabee St. Unit 702
Chicago, IL 60654

Name and Address of Taxpayer:

Robert Miller
758 N. Larrabee St. Unit 702
Chicago, IL 60654

RECORDER'S STAMP

THE GRANTOR(S), PATRICK J. GAULD, unmarried, residing in the City of Chicago, County of Cook, State of Illinois, for consideration of ten (10) and 00/100 dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to

ROBERT MILLER, unmarried man
Cook

of County of ^{Cook} State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

ATTACHED AS EXHIBIT A

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

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

Permanent Index Numbers: 17-09-113-012-1171
17-09-113-012-1406

Property Address: 758 N Larrabee St, Unit 702 and GU-165
Chicago, IL 60654

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Dated this 7th of July, 2022

PATRICK J. GAULD

STATE OF IL
COUNTY OF Cook } SS.

I, Noe Sevilla-Cardenas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, PATRICK J. GAULD, personally known to me or have proved based on satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 07/09, 2022

Noe Sevilla-Cardenas
Notary Public



CLERK OF COOK COUNTY Clerk's Office

REAL ESTATE TRANSFER TAX		18-Jul-2022
	CHICAGO:	2,662.50
	CTA:	1,065.00
	TOTAL:	3,727.50
17-09-113-012-1171 20220701669688 0-023-032-912		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		18-Jul-2022
	COUNTY:	177.50
	ILLINOIS:	355.00
	TOTAL:	532.50
17-09-113-012-1171 20220701669688 0-25-793-360		

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A:

Unit 702 and GU-165 in the One River Place Condominium, as delineated on a survey of the following described real estate:

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.

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Parcel 3:

A 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 Parcel 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:

A 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, 42.16 feet; Thence South 89 degrees, 29 minutes, 41 seconds West 39.00 feet to the point of beginning, in Cook County, Illinois.

Parcel 5:

A perpetual, non-exclusive easement to permit the onstruction, 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, 23.66 feet to the Easterly dock line of the Chicago River; Thence South 00 degrees, 19 minutes, 38 second West,

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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, 18.71 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:

A 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 feet 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 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 B:

The exclusive right to use Storage Space S-171, a limited common element as delineated on a survey attached to the Declaration of Condominium recorded as Document 020441899.

Permanent Index Numbers: 17-09-113-012-1171
17-09-113-012-1406

Property Address: 758 N Larrabee St, Unit 702
Chicago, IL 60654