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WARRANTY DEED

Statutory (ILLINOIS) General



Doc# 2225522011 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/12/2022 10:20 AM PG: 1 OF 3

The Grantors, PATRICK C. RYAN and MARIANA R. RYAN, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEY and WARRANT to MICHAEL JOSEPH BECKER, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *An Unmarried Man*

See attached legal description

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; public and utility easements; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws if any; and general real estate taxes not yet due and payable at the time of closing.

Permanent Index Number (PIN): 17-10-401-005-1237

Address of Real Estate: 155 N. Harbor Drive Unit 1813 Chicago, IL 60601

2 of 4
FIRST AMERICAN TITLE
FILE # 3142481

DATED this 7th day of September, 2022

[Signature]

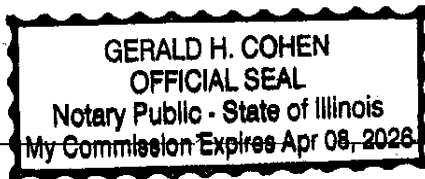
PATRICK C. RYAN (SEAL)

[Signature]

MARIANA R. RYAN (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT PATRICK C. RYAN and MARIANA R. RYAN, HUSBAND AND WIFE, 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7 th day of September, 2022



Commission expires

[Signature]

Notary Public


This instrument was prepared by GERALD H. COHEN P.O. Box 193 McHenry, IL 60051

MAIL TO: JUDY L. DEANGELIS
ATTORNEY AT LAW
767 WALTON LANE
GRAYSLAKE, IL 60030

SEND SUBSEQUENT TAX BILLS TO:
MICHAEL JOSEPH BECKER
155 N. HARBOR DR. # 1813
CHICAGO, IL 60601



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		09-Sep-2022
	CHICAGO:	3,862.50
	CTA:	1,545.00
	TOTAL:	5,407.50 *

17-10-401-005-1237 | 20220901630236 | 1-713-076-816

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		09-Sep-2022
	COUNTY:	257.50
	ILLINOIS:	515.00
	TOTAL:	772.50

17-10-401-005-1237 | 20220901630236 | 1-807-514-192

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NUMBER 1813, IN HARBOR DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE, (HEREINAFTER CALLED PARCEL):

LOTS 1 AND 2 IN BLOCK 2, IN HARBOR POINT UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN INCLUDED WITHIN FILED IN THE OFFICE OF THE REGISTRAR OF TITLES DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH ALL OF THE LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON, CAISSON CAP AND COLUMN LOTS 1-"A", 1-"B", 1-"C", 2-"A", 2-"B", 2-"C", 3-"A", 3-"B", 3-"C", 4-"A", 4-"B", 4-"C", 5-"A", 5-"B", 5-"C", 6-"A", 6-"B", 6-"C", 7-"A", 7-"B", 7-"C", 8-"A", 8-"B", 8-"C", 9-"A", 9-"B", 9-"C", "M-LA" AND "MA-LA", OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED ENUMERATED AND DEFINED IN THE SAID PLAT OF HARBOR POINT UNIT NUMBER 1, FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD OF SAID LOT 1, IN BLOCK 2, AFORESAID, AND LYING ABOVE THE UPPER SURFACE OF THE LAND, PROPERTY AND SPACE TO BE DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR UTILITY PURPOSES; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND OF EASEMENTS, BY LAWS, COVENANTS AND RESTRICTIONS FOR THE 155 HARBOR DRIVE CONDOMINIUM ASSOCIATION, MADE BY THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935653 (SAID DECLARATION HAVING BEEN AMENDED BY THE 1ST AMENDMENT THERETO), RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935654, AND BY DOCUMENT 23018815: AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST.

PARCEL 2:

EASEMENTS OF ACCESS, FOR THE BENEFIT OF PARCEL 1, AFORESAID THROUGH, OVER AND ACROSS LOT 3, IN BLOCK 2, OF SAID HARBOR POINT, UNIT NUMBER 1, ESTABLISHED PURSUANT TO ARTICLE III OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS, FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION, MADE BY THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBERS 58912 AND 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935651, (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935652), AND AS CREATED BY DEED FROM CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER NUMBER 58912, TO ANGELOS HALARIS, DATED DECEMBER 13, 1974, AND RECORDED JUNE 25, 1976, AS DOCUMENT 23534831 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1, AFORE DESCRIBED, AS SET FORTH IN THE RESERVATION AND GRANT OF RECIPROCAL EASEMENTS, AS SHOWN ON THE HARBOR POINT UNIT NUMBER 1, AFORESAID AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE III OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS, ASSOCIATION, MADE BY THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBERS 58912 AND 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY THE FIRST AMENDMENT THERETO, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935652), AND AS CREATED BY DEED FROM CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER NUMBER 58912, TO ANGELOS HALARIS, DATED DECEMBER 13, 1974, AND RECORDED JUNE 25, 1976, AS DOCUMENT 23534831 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-10-401-005-1237 (Vol. 510)

Property Address: 155 North Harbor Drive #1813, Chicago, Illinois 60601