

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2225646169 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/13/2022 03:26 PM Pg: 1 of 5

Dec ID 20220801617510

ST/CO Stamp 0-312-900-176 ST Tax \$350.00 CO Tax \$175.00

City Stamp 0-559-905-360 City Tax: \$3,675.00

*Above Space for Recorder's Use Only*

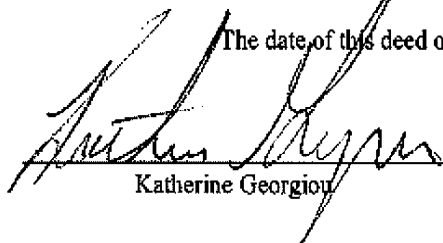
THE GRANTORS Katherine Georgiou of 13235 S. Avenue N, Chicago IL 60633 and Kevin T. Gulley of 450 E Waterside Dr. Unit 1410, Chicago, Illinois 60601, a married couple, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Marco Bertuglia and Susan H. Bertuglia, husband and wife as ~~Tenant~~ <sup>Joint</sup> of 105 S Waiola Avenue, Le Grange, IL 60525 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, 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.

Permanent Real Estate Index Number: 17-10-400-043-1046

Address(es) of Real Estate: 450 E Waterside Dr Unit 604, Chicago, Illinois 60601

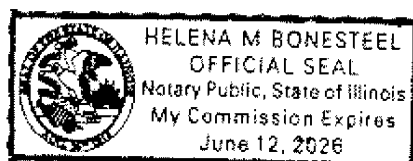
The date of this deed of conveyance is dated this 24 day of August, 2022.

  
Katherine Georgiou

  
Kevin T. Gulley

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine Georgiou and Kevin T. Gulley 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 dated this 24<sup>th</sup> day of August, 2022.





Notary Public

**Fidelity National Title CH22021377**

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## LEGAL DESCRIPTION

For the premises commonly known as: 450 E Waterside Dr. Unit 604  
Chicago, Illinois 60601

Legal Description:

PARCEL 1:

UNIT 604 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-178, A LIMITED COMMON ELEMENT IN CHANDLER CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7, EXCEPT THE EAST 6.85 FEET THEREOF (AS MEASURED PERPENDICULARLY TO THE EAST LINE OF SAID LOT 7), IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0719315075 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 18, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0501919099 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND LAST AMENDED BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED JULY 12, 2007 AS DOCUMENT NUMBER 0719315076 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND

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UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

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This instrument was prepared by:

Peter L. Berk  
O'Keefe Rivera & Berk, LLC  
55 W Wacker Dr. Suite 1400  
Chicago, IL 60601

Send subsequent tax bills to:

Marco Bertuglia and Susan H.  
Bertuglia

105 S. Wacker Ave  
Chicago IL  
60605

Mail recorded document to:

Elizabeth M. Ranucci  
Pucher & Ranucci  
14496 John Humphrey Dr.  
Orland Park, IL 60462

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## REAL ESTATE TRANSFER TAX

09-Sep-2022



CHICAGO:	2,625.00
CTA:	1,050.00
TOTAL:	3,675.00 *

17-10-400-043-1044 | 20220801617510 | 0-559-905-360

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

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REAL ESTATE TRANSFER TAX		09-Sep-2022
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
17-10-400-043-1040		20220801617510   0-312-900-176