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Doc#: 2309341054 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/03/2023 11:34 AM Pg: 1 of 4

Dec ID 20230301682637
ST/CO Stamp 1-402-169-552 ST Tax \$590.00 CO Tax \$295.00
City Stamp 1-670-605-008 City Tax: \$6,195.00

2023. 40784
1 of 1

WARRANTY DEED

AFTER RECORDING MAIL TO:

Michael H Wasserman PC
105 W Madison St.
Ste 401
Chicago, IL 60602

MAIL REAL ESTATE TAX BILL TO:

Murat Altindag
195 N. Harbor Dr., Unit 4008
Chicago, IL 60601

THE GRANTOR: Susan J. Leahy, as Trustee of the Susan J. Leahy Declaration of Trust Dated October 10, 2001, unmarried, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Murat Altindag**, unmarried, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

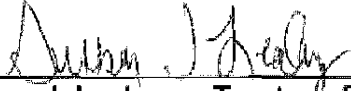
Commonly known as: 195 N. Harbor Dr., Unit 4008, Chicago, IL 60601
PIN: 17-10-401-014-1351

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 18 day of March, 2023.



Susan J. Leahy, as Trustee of the Susan J. Leahy Declaration of Trust Dated October 10, 2001

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Susan J. Leahy, as Trustee of the Susan J. Leahy Declaration of Trust Dated October 10, 2001**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 18 day of March, 2023.

Notary Public

NAME AND ADDRESS OF PREPARER:

Dean J. Lurie
Attorney at Law
1 E. Wacker Dr., Suite 2610
Chicago, IL 60601



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LEGAL DESCRIPTION

Parcel 1:

Unit 4008 in the Park Shore 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 the 30th day of April, 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 the 14th day of March, 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 Drive, as said North Lake Shore was dedicated by instrument recorded in said Recorder's Office on the 14th day of March, 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 2,854.789 feet, an arc distance of 85.093 feet to the Northeast corner of Block 2 of Harbor Point Unit Number 1, a Subdivision recorded in said Recorder's Office on the 13th day of December, 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 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.

Parcel 2:

A non-exclusive easement for the benefit of Parcel 1 solely for vehicular and pedestrian ingress and egress over and across certain improved portions of the existing garage; existing ramps and existing adjacent areas now located on the property commonly known as 175 North Harbor Drive, Chicago, Illinois 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, in Cook County, Illinois.

Parcel 3:

A non-exclusive easement for the benefit of Parcel 1 solely for utility purposes and vehicular and pedestrian access under and across the property North of and adjacent to the properties commonly known as 175 and 195 North Harbor Drive, Chicago, Illinois, 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, which easement area is described as follows:

Utility, Vehicular and Pedestrian Access Easement:

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 Earth of

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Continued

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 the 30th day of April 1962, in Book 615 of Plats at 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 No. 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 214 Passenger Vehicle(s) as created by and described in the Declaration aforesaid, recorded as Document No. 95414356.