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File FD 23-034811

WARRANTY DEED

Doc#: 2312419118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2023 12:34 PM Pg: 1 of 5

Dec ID 20230501613127
ST/CO Stamp 2-048-860-880 ST Tax \$690.00 CO Tax \$345.00
City Stamp 0-975-119-056 City Tax: \$7,245.00

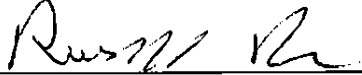
THE GRANTORS, Russell D. Brown, divorced and not since remarried, as to an undivided 50% interest and Susanna A. McColley, divorced and not since remarried, as to any undivided 50% interest, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Lawrence A. Stipek and Suzanne A. Stipek, husband and wife, as tenants by the entirety, Grantees, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois to wit:

SEE ATTACHED EXHIBIT A


Subject, however, to the following, if any; 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.

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

Dated May 2, 2023.



Russell D. Brown



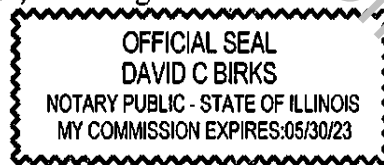
Susanna A. McColley

I, DAVID C. BIRKS, the undersigned, a Notary Public in and for the State of Illinois and the County of Cook, do hereby certify that Russell D. Brown and Susanna A. McColley, personally known to me to be the same people 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.

Dated this 2 day of May, 2023.



Notary Public



Prepared by: David C. Birks, Law Office of David C. Birks, Ltd., 3711 N. Marshfield, Chicago, Illinois 60613

Return to:

Send Subsequent Tax Bills To:

Jay Izadi
Rubin & Izadi Law, P.C.
3330 Dundee Road, Suite C4
Northbrook, IL 60062

Lawrence A. Stipek
Suzanne A. Stipek
758 N. Larrabee Street, Unit 211
Chicago, Illinois 60654

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WARRANTY DEED EXHIBIT A LEGAL DESCRIPTION


See attached.

Permanent Index Number: 17-09-113-012-1011 - Unit 211
17-09-113-012-1286 - GU-45
17-09-113-012-1485 - SRU-2

Property Address: 758 N. Larrabee Street,
Unit 211
Chicago, Illinois 60654

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		04-May-2022	
		COUNTY:	345.00
		ILLINOIS:	690.00
		TOTAL:	1,035.00
17-09-113-012-1011		20230501613127 2-048-860-88 0	

REAL ESTATE TRANSFER TAX		04-May-2023	
		CHICAGO:	5,175.00
		CTA:	2,070.00
		TOTAL:	7,245.00 *
17-09-113-012-1011		20230501613127 0-975-119-056	

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

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Parcel A: Unit 211 and GU-45 and SRU-2 in 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.

Parcel 3:

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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 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 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 83 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:

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 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 of Larrabee Street;

Thence North 00 degrees, 29 minutes, 14 seconds West, along said West line, 42.16 feet;

Thence South 89 degrees, 29 minutes, 41 seconds West 39.00 to the point of beginning, in Cook county, Illinois.

Parcel 5:

Perpetual, non-exclusive easement to permit the construction, 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,

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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 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, 218.71 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:

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 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 00 degrees, 29 minutes, 14 seconds East, along said West line, 5.00 feet;

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 to the declaration of condominium recorded as Document Number 0020441899 together with an undivided percentage interest in the common elements.

Parcel B: The exclusive right to use storage space S-11, a limited common element as delineated on the survey attached to the declaration of condominium recorded as Document No. 0020441899.

PIN(S): 17-09-113-012-1011, 17-09-113-012-1286 and 17-09-113-012-1485