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Doc#: 2315013348 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 03:33 PM Pg: 1 of 5

Dec ID 20230501620469
ST/CO Stamp 1-524-921-040 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-465-990-352 City Tax: \$4,725.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

1/1 7123-016757

THE GRANTOR, Salman Khan and Mallory Welsh, husband and wife, of the City of Carmel, County of Hamilton, State of Indiana for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Joseph James Bradley, a single individual, Joseph M. Bradley and Laurangela Waters Bradley, a married couple, not as tenants in common but as joint tenants all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *# of Chicago 60604*

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not yet due and payable at the time of Closing.

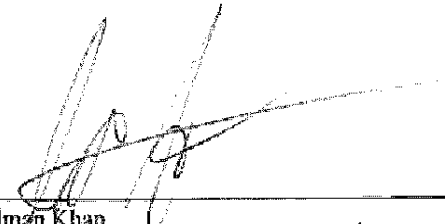
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 17-09-113-012-1187 and 17-09-113-012-1423
Address(es) of Real Estate: 758 N. Larrabee Street, Unit 718 and GU-182, Chicago, IL 60654


Dated this 7th day of April, 2023.

**Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074**

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Salman Khan

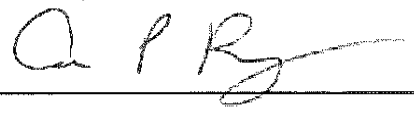
x 

Mallory Welsh

STATE OF Indiana, COUNTY OF Hamilton ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Salman Khan and Mallory Welsh, 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 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.

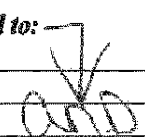
Given under my hand and official seal, this 29th day of April, 20 23.



(Notary Public)

Prepared by:
Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Adam P Ruberry
Notary Public - Seal
State of Indiana
Hamilton County
My Commission Expires 11/24/2028
Commission No. NP0730154

Mail to:


Name and Address of Taxpayer:
Joseph James Bradley
Joseph M. Bradley
Laurangela Waters Bradley
758 N. Larrabee Street
Unit 718 and GU-182
Chicago, IL 60654

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Exhibit A

Parcel A:

Unit Number 718 and GU-182 in the 1 River Place Condominium, as delineated on a survey of the following described tract of Land:

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:

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 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,

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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 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 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, 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

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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 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-187, a limited common element, as delineated on a Survey attached to the Declaration of Condominium recorded as document 0020441899.

Property of Cook County Clerk's Office