

UNOFFICIAL COPY

Doc#: 2413626062 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/15/2024 10:08 AM Pg: 1 of 6

AFTER RECORDING MAIL TO:

Kristopher Briggs
Great Lakes Legal Group, LLC
1051 Perimeter Drive
Suite 300
Schaumburg IL 60173

Dec ID 20240501697519
ST/Co Stamp 0-933-493-040 ST Tax \$375.00 CO Tax \$187.50
City Stamp 1-470-363-952 City Tax \$3,937.50

SEND SUBSEQUENT TAX BILLS TO:

Harbor Point 3711 LLC
155 North Harbor Drive
Unit 3711
Chicago, IL 60601

Above Space for Recorder's Use Only

WARRANTY DEED

(GENERAL - ILLINOIS)

THE GRANTOR, ERIC PALM, unmarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, CONVEYS AND WARRANTS to GRANTEE, HARBOR POINT 3711 LLC, Chicago, IL, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

STC 3291906GE
141

SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION

COMMONLY KNOWN AS: 155 NORTH HARBOR DRIVE UNIT 3711, CHICAGO, IL 60601

PERMANENT INDEX NUMBER: 17-10-401-005-1501

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.

GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

WARRANTY DEED – 155 NORTH HARBOR DRIVE UNIT 3711, CHICAGO, IL 60601

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STC 3291906GE
PAL

SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION

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PERMANENT INDEX NUMBER: 17-10-401-005-1501

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WARRANTY DEED – 155 NORTH HARBOR DRIVE UNIT 3711, CHICAGO, IL 60601

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STC 3291906GE
1041

SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION

COMMONLY KNOWN AS: 155 NORTH HARBOR DRIVE UNIT 3711, CHICAGO, IL 60601

PERMANENT INDEX NUMBER: 17-10-401-005-1501

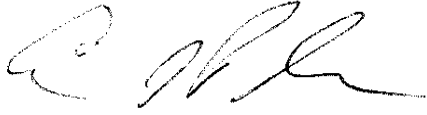
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 30th day of April 2024.

GRANTOR



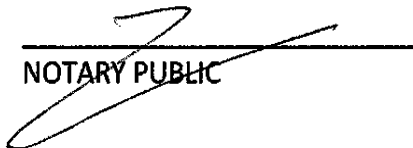
ERIC PALM

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

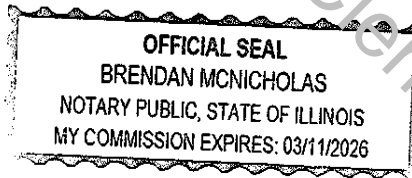
REAL ESTATE TRANSFER TAX		14-May-202
		COUNTY: 187.5
		ILLINOIS: 375.0
		TOTAL: 562.5
17-10-401-005-1501 20240501697519 0-933-493-040		

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, ERIC PALM, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, this 30th day of April 2024.


NOTARY PUBLIC

Commission Expires: _____



This instrument was prepared by:
John Aylesworth, Esq.
Law Office of Michael H. Wasserman, P.C.
1 North State Street, Suite 1500
Chicago, Illinois 60602
(312) 726-1512
www.mhwasserman.com
info@mhwasserman.com

REAL ESTATE TRANSFER TAX		14-May-2024
		CHICAGO: 2,812.50
		CTA: 1,125.00
		TOTAL: 3,937.50 *
17-10-401-005-1501 20240501697519 1-470-363-952		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 3711 IN THE 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 NO. 1, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL 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 1-2, 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 OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED, ENUMERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT NO. 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, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 155 HARBOR DRIVE CONDOMINIUM ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NO. 58912 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22935653 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED AS DOCUMENT NUMBERS 22935654 AND 23018815; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY, AS AMENDED AS AFORESAID), IN COOK COUNTY, ILLINOIS.

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 NO. 1, ESTABLISHED PURSUANT TO ARTICLE III OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 58912 AND UNDER TRUST NO. 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY 1ST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22935652) AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 AND KNOWN AS TRUST NO. 58912 TO ROBERT F. WESTCOTT AND PEGGY A. WESTCOTT, HIS WIFE DATED FEBRUARY 16, 1977 AND RECORDED MARCH 1, 1977 AS DOCUMENT 23834368.

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 PLAT OF HARBOR POINT UNIT NO. 1, AFORESAID, AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE III OF THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 58912 AND UNDER TRUST NO. 58930, RECORDED

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IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY 1ST AMENDMENT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS) AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 AND KNOWN AS TRUST NO. 58912 TO ROBERT F. WESTCOTT AND PEGGY A. WESTCOTT, HIS WIFE DATED FEBRUARY 16, 1977 AND RECORDED MARCH 1, 1977 AS DOCUMENT 23834368.

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