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APR 11 - DECEMBER 1973

WARRANTY DEED
Statutory (Illinois)
(Individual or Individual)

ALF No. 2808
December 1973

24391628 (Leave Space For Recorder's Use Only)

THE GRANTOR ILIAS P. IKONOMAKIS, a bachelor

of the City of Chicago County of Cook State of Illinois
for and in consideration of TEN DOLLARS,
in hand paid,

CONVEY and WARRANT to GARY KAPLAN, a bachelor

of the City of Chicago County of Cook State of Illinois
the following described Real Estate situated in the County of Cook State of Illinois, to wit:

12.00

PARCEL 2606AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT 18,451,961, CONVEYED TO DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 17460, RECORDED MAY 7, 1962 AS DOCUMENT 18,467,558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964 AS DOCUMENT 19,341,545, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO

DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE, UNDER TRUST AGREEMENT DATED APRIL 9, 1962 AND KNOWN AS TRUST NUMBER 17460, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22,453,315; TOGETHER WITH THE FOLLOWING UNDIVIDED PERCENTAGE INTEREST AS FOLLOWS: UNIT 2606 .06684 PERCENT INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY).

PARCEL II: EASEMENTS FOR THE BENEFIT OF PARCEL I AFORESAID AS CREATED BY GRANT FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460 DATED MAY 1, 1962 AND RECORDED MAY 7, 1962 AS DOCUMENT 18,467,559 AND BY GRANT RECORDED DECEMBER 23, 1964 AS DOCUMENT 19,341,547 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A. A PERPETUAL EASEMENT FOR ACCESS ROADWAY ON AND ACROSS A STRIP OF LAND BEING A PART OF PARCELS 'C' AND 'C-1' AS SHOWN ON AND DESCRIBED IN PLAT OF 'LAKE FRONT PLAZA' AFORESAID, 25 FEET OF EVEN WIDTH BEING 12.5 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED 152.5 FEET EAST OF THE EAST LINE OF LAKE SHORE DRIVE (FIELD BOULEVARD) VIADUCT AS MEASURED ALONG SAID NORTH LINE; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED, A DISTANCE OF 140 FEET TO THE SOUTHERLY PROPERTY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY;

B. A PERPETUAL EASEMENT FOR SANITARY AND STORM SEWERS, WATER MAINS, ELECTRIC POWER LINES AND TELEPHONE LINES ON AND ACROSS THE PREMISES DESCRIBED AS FOLLOWS:

(1) A TRACT OF LAND BEING A PART OF PARCELS 'C' AND 'D' AS SHOWN ON AND DESCRIBED IN PLAT OF LAKE FRONT PLAZA AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25 FEET SOUTH OF THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED AND 6 FEET WEST OF THE EAST LINE OF PARCEL 'C'; THENCE NORTH PARALLEL WITH AND 6 FEET WEST OF SAID EAST LINE A DISTANCE OF 232 FEET; THENCE WEST AT A RIGHT ANGLE 62 FEET; THENCE SOUTH AT A RIGHT ANGLE 132 FEET; THENCE WEST AT A RIGHT ANGLE 6 FEET TO THE EAST LINE OF PARCEL 'B'; THENCE SOUTH ALONG SAID EAST LINE OF PARCEL 'B' A DISTANCE OF 75 FEET TO THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED; THENCE WEST ALONG SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 207 FEET; THENCE SOUTH AT A RIGHT ANGLE 25 FEET; THENCE EAST ALONG A LINE PARALLEL WITH AND 25 FEET SOUTH OF SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 275 FEET TO THE POINT OF BEGINNING.

(2) A TRACT OF LAND OF VARYING WIDTHS BEING A PART OF PARCELS 'A' AND 'E' AS SHOWN ON AND DESCRIBED IN PLAT OF 'LAKE FRONT PLAZA' AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL 'A' A DISTANCE OF 16 FEET; THENCE WEST AT A RIGHT ANGLE 35 FEET 8 INCHES; THENCE NORTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A

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Property of Chicago
UNIT No. 2606 as delineated on survey of certain lots in the plat of Lake Front
01-555-2 a subdivision of a parcel of land lying in accretions to fractional

RIGHT ANGLE 8 FEET; THENCE SOUTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 19 FEET; THENCE NORTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 8 FEET; THENCE SOUTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 96 FEET 4 INCHES; THENCE NORTH AT A RIGHT ANGLE 85 FEET; THENCE WEST AT A RIGHT ANGLE 6 FEET; THENCE SOUTH AT A RIGHT ANGLE 85 FEET; THENCE WEST AT A RIGHT ANGLE 90 FEET 8 INCHES; THENCE NORTH AT A RIGHT ANGLE 85 FEET; THENCE WEST AT A RIGHT ANGLE 43 FEET 8 INCHES TO THE EAST LINE OF PARCEL 'E'; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 111 FEET; THENCE WEST AT A RIGHT ANGLE 20 FEET; THENCE SOUTH AT A RIGHT ANGLE 119 FEET; THENCE WEST AT A RIGHT ANGLE 95 FEET; THENCE SOUTH AT A RIGHT ANGLE 10 FEET; THENCE EAST AT A RIGHT ANGLE 95 FEET; THENCE SOUTH AT A RIGHT ANGLE 53 FEET; THENCE EAST AT A RIGHT ANGLE 20 FEET TO THE EAST LINE OF SAID PARCEL 'E'; THENCE NORTH ALONG SAID EAST LINE 55 FEET TO THE NORTH LINE OF PARCEL 'B'; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 363 FEET 4 INCHES TO THE POINT OF BEGINNING;

(3) A STRIP OF LAND BEING A PART OF PARCELS 'C' AND 'C-1' AS SHOWN ON AND DESCRIBED IN THE PLAT OF 'LAKE FRONT PLAZA' AFORESAID, 4 FEET OF EVEN WIDTH BEING 2 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 82 FEET WEST OF THE EAST LINE OF PARCEL 'C' AS MEASURED ALONG THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED AND 25 FEET SOUTH OF SAID NORTH LINE; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 88 FEET MORE OR LESS TO THE NORTH BANK OF AN EXISTING SLIP; THENCE 28 FEET OF EVEN WIDTH, BEING 14 FEET ON EACH SIDE OF CENTER LINE, A DISTANCE OF 13 FEET; ALSO A STRIP OF LAND BEING A PART OF SAID PARCELS 'C' AND 'C-1', 6 FEET OF EVEN WIDTH BEING 3 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 189 FEET WEST OF SAID EAST LINE OF PARCEL 'C' AS MEASURED ALONG SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED AND 25 FEET SOUTH OF SAID NORTH LINE; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 88 FEET, MORE OR LESS TO THE NORTH BANK OF AN EXISTING SLIP; THENCE 20 FEET OF EVEN WIDTH, BEING 10 FEET ON EACH SIDE OF SAID CENTER LINE A DISTANCE OF 10 FEET.

PARCEL III: EASEMENTS FOR THE BENEFIT OF PARCEL I AFORESAID CREATED BY ARTICLE III SECTION 3.1 OF THE SUPPLEMENTAL DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 17460 DATED DECEMBER 15, 1964 AND RECORDED DECEMBER 23, 1964 AS DOCUMENT 19,341,545 AS FOLLOWS:

(1) A PERPETUAL RIGHT IN, OVER AND UPON THE EXCEPTED AND RESERVED PROPERTY AND THE EASEMENT PROPERTY, AND THE PROPERTY ADJACENT THERETO, FOR REASONABLE ACCESS FOR THE CONSTRUCTION, MAINTENANCE,

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REPAIR, RECONSTRUCTION, RELOCATION, RENEWAL, ALTERATIONS, REMOVAL AND INSPECTION OF THE SUPPORTS OF THE IMPROVEMENT, AND OF THE PIPES AND EQUIPMENT FOR AIR CONDITIONING, CONNECTIONS WITH VIADUCTS, WATER MAIN, SEWERS, HEATING, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY LINES, GROUND LEVEL ACCESS ROAD, OR OTHER FACILITIES, WHICH AT ANY TIME MAY BE SITUATED WITHIN THE AIR RIGHT PROPERTY, THE EXCEPTED AND RESERVED PROPERTY, OR THE EASEMENT PROPERTY OR WHICH MAY BE OTHERWISE UNDER THE RESPONSIBILITY OF GRANTEE, AND GENERALLY FOR THE PURPOSES OF FULFILLING ITS OBLIGATIONS AND EXERCISING ITS RIGHTS UNDER SAID DEED, TOGETHER WITH A PERPETUAL RIGHT OF UNDERLYING AND LATERAL SUPPORT, EITHER NATURAL OR STRUCTURAL, FOR THE SUPPORTS OF THE IMPROVEMENT TO THE EXTENT REQUIRED FOR THE STRUCTURAL SAFETY THEREOF.

(2) PERPETUAL EASEMENTS TO INSTALL, AND TO MAINTAIN SO FAR AS REQUIRED BY LAW OR THE PROVISIONS OF SAID DEED, THE NECESSARY EXPANSION JOINTS, SEWERS, GUTTERS, DOWNSPOUTS, PIPES, EQUIPMENT AND WATERPROOFING TO PROVIDE A SURFACE DRAINAGE FOR THE IMPROVEMENT TO STORM SEWERS CONSTRUCTED WITHIN EASEMENTS PROVIDED FOR IN SAID DEED.

(3) A PERPETUAL EASEMENT TO USE SUCH PARTS OF THE EXCEPTED RESERVED PROPERTY, THE EASEMENT PROPERTY AND OTHER PROPERTY OF THE GRANOR IN WHICH SUPPORTS FOR THE PURPOSES OF SUPPORT OF THE BUILDING ARE LOCATED. THE LOCATION OF SUCH SUPPORTS IS DESCRIBED IN LOTS 1 THRU 133 OF THE PLAT OF SURVEY AND THE FACE OF THE PLAT OF SURVEY WHICH PLAT OF SURVEY WAS RECORDED DECEMBER 10, 1964 AS DOCUMENT 19,330,409.

PARCEL IV: EASEMENT FOR THE BENEFIT OF PARCEL I AFORESAID CREATED BY GRANTS FROM ILLINOIS CENTRAL RAILROAD COMPANY DATED MAY 1, 1962 AND RECORDED MAY 7, 1962 AS DOCUMENT 18,467,559 AND DATED DECEMBER 17, 1964 AND RECORDED DECEMBER 23, 1964 AS DOCUMENT 19,341,547 FOR REASONABLE ACCESS FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND RECONSTRUCTION, RELOCATION, RENEWAL, ALTERATION, REMOVAL AND INSPECTION OF THE SUPPORTS OF THE VIADUCTS AS DESCRIBED IN SAID INSTRUMENT, IN, OVER AND UPON THE EXCEPTED AND RESERVED PROPERTY AND THE PROPERTY ADJACENT THERE TO.

PERMANENT TAX NUMBER: 17-10-400-012-1562 VOLUME: 510

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REVENUE
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commonly known as Unit 2606 at the Outer Drive East Condominium, 400 East Randolph Street, Chicago, Illinois

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

DATED this 2 day of February 1978

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) (Seal) ILIAS P. IKONOMAKIS (Seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ILIAS P. IKONOMAKIS, a bachelor



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 he signed, sealed and delivered the said instrument as his 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 2 day of February 1978

Commission expires August 13 1978 NOTARY PUBLIC

This instrument was prepared by James M. Keane One N. LaSalle St., Chicago, IL 60602 name address city zip

MAIL TO: GERALD L. RITTER (Name) 180 N. LA SALLE #2410 (Address) Chicago, Ill. 60601 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO 15 If space is insufficient, use reverse side

ADDRESS OF PROPERTY AND GRANTEE Unit 2606, 400 E. Randolph

Chicago, Illinois 60601 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO: GARY KAPLAN (Name) UNIT 2606 400 E. Randolph (Address) Chicago, Ill. 60601

American Legal Forms & Office Supply Company Chicago-372-1922

STATE OF ILLINOIS REAL ESTATE TRANSFER DEPT. OF REVENUE APR 878 105743 COOK COUNTY REC'D 1978 FEB 23 10 00 24391688

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END OF RECORDED DOCUMENT