

UNOFFICIAL COPY

GEORGE E. OLE*
LEGAL FORMS
NO. 804
September, 1975
WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

27 383 171

1984 DEC 26 PM 2:53

27383171

(The Above Space For Recorder's Use Only)

THE GRANTOR TEN HUBBARD CORPORATION

a corporation created and existing under and by virtue of the laws of the State of Illinois
and duly authorized to transact business in the State of Illinois, for and in consideration of
the sum of Ten and no/100----- (\$10.00) DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation
CONVEYS and WARRANTS to KAREN BANDUSCH, of Chicago, Illinois, a single
(NAME AND ADDRESS OF GRANTEE)

Person, 744 N. MAPLEWOOD, CHICAGO, ILLINOIS 60644

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

(PER LEGAL DESCRIPTION ATTACHED)

SUBJECT TO: An option to purchase 73 square feet located in an area provisionly
identified as Unit C-6, said option to be executed by January 31, 1985; covenants,
conditions, and restrictions of record, terms, provisions, covenants, and con-
ditions of the Declaration of Condominium and all amendments, if any, thereto;
private, public, and utility easements, including any easements established by
or implied from the Declaration of Condominium or amendments thereto, if any,
and roads and highways, if any; party wall rights and agreements, if any;
limitations and conditions imposed by the Condominium Property Act; general
taxes for the year 1984 and subsequent years; installments due after the date
of closing assessments established pursuant to the Declaration of Condominium.

★ 00247
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE DEC 26 '84
★ 33.50
★ 33.50

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name
to be signed to these presents by its Vice President, and attested by its
Secretary, this 21st day of December, 1984.

TEN HUBBARD CORPORATION

IMPRESS
CORPORATE SEAL
HERE

BY John C. Wojteczko Vice President
ATTEST: George Vrechek Secretary

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the
County and State aforesaid, DO HEREBY CERTIFY, that John C. Wojteczko
personally known to me to be the Vice President of the TEN HUBBARD
CORPORATION

IMPRESS
NOTARIAL SEAL
HERE

corporation, and George Vrechek personally known to me to be
the Secretary of said corporation, and personally known to
me to be the same persons whose names are subscribed to the foregoing instru-
ment, appeared before me this day in person and severally acknowledged that as
such Vice President and Secretary, they signed
and delivered the said instrument as Vice President and
Secretary of said corporation, and caused the corporate seal of said corporation
to be affixed thereto, pursuant to authority, given by the Board of Directors
of said corporation as their free and voluntary act, and as the free and voluntary
act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of December, 1984
Commission expires July 22, 1988 Anne Marie Carroll
NOTARY PUBLIC

This instrument was prepared by LANDON AND WOJTECZKO, LTD., 77 W. Washington St.,
Chicago, Illinois 60602 (NAME AND ADDRESS)

ADDRESS OF PROPERTY:
345 North Canal

MAIL TO: { Russell Grimes, Esq
(Name)
560 Green Bay Road
(Address)
Winnetka Ill 60093
(City, State and Zip) }

OR RECORDER'S OFFICE BOX NO. _____

Chicago, Illinois 60606
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

BOX 333
(Address)

CANCELLED
DEC 26 1984
COOK COUNTY
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
103.25
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
999.00
DOCUMENT NUMBER
27 383 171

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LEGAL DESCRIPTION

UNIT NUMBERS C-2, C-3, C-5, C-4 AND C-103 IN FULTON HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

A PARCEL OF LAND COMPRISED OF WHARFING LOTS 3 AND 4 IN BLOCK J IN ORIGINAL TOWN OF CHICAGO, A SUBDIVISION OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF THE LANDS EAST OF AND ADJOINING SAID LOTS LYING WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER; WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID WHARFING LOT 4, AND RUNNING

THENCE NORTH ALONG THE WEST LINE OF SAID WHARFING LOTS 4 AND 3, A DISTANCE OF 120 FEET TO THE NORTH WEST CORNER OF SAID WHARFING LOT 3; THENCE EASTWARDLY ALONG THE NORTHERLY LINE OF SAID WHARFING LOT 3, AND ALONG AN EASTWARD EXTENSION OF SAID NORTHERLY LINE, A DISTANCE OF 68.87 FEET TO THE EASTERLY FACE OF THE WOODEN DOCK, AS NOW CONSTRUCTED, ON THE WESTERLY SIDE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHWARDLY ALONG THE EASTERLY FACE OF SAID WOODEN DOCK, AS NOW CONSTRUCTED, A DISTANCE OF 121.72 FEET TO AN INTERSECTION WITH AN EASTWARD EXTENSION OF THE SOUTHERLY LINE OF SAID WHARFING LOT 4, AND THENCE WESTWARDLY ALONG SAID EXTENDED LINE AND ALONG SAID SOUTHERLY LINE OF WHARFING LOT 4, A DISTANCE OF 83.95 FEET TO THE POINT OF BEGINNING

AND
PARCEL 2:

A PARCEL OF LAND, 40 FEET WIDE, COMPRISED OF THAT PART OF THE NORTH 1/2 OF VACATED CARROLL AVENUE (80 FEET WIDE) LYING SOUTH OF AND ADJOINING THE SOUTHERLY LINE OF WHARFING LOT 4 IN BLOCK J IN ORIGINAL TOWN OF CHICAGO, A SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LYING SOUTH OF AND ADJOINING THE SOUTHERLY LINE OF THE LANDS EAST OF AND ADJOINING SAID LOT 4 LYING WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID WHARFING LOT 4 IN BLOCK J AFORESAID, AND RUNNING THENCE EASTWARDLY ALONG THE SOUTHERLY LINE OF SAID WHARFING LOT 4, AND ALONG AN EASTWARD EXTENSION OF SAID SOUTHERLY LINE, A DISTANCE OF 83.95 FEET TO THE EASTERLY FACE OF THE WOODEN DOCK, AS NOW CONSTRUCTED, ON THE WESTERLY SIDE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHWARDLY ALONG THE EASTERLY FACE OF SAID WOODEN DOCK, AS NOW CONSTRUCTED, A DISTANCE OF 40.62 FEET TO AN INTERSECTION WITH THE EASTWARD EXTENSION OF THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID VACATED CARROLL AVENUE; THENCE WESTWARDLY ALONG SAID EXTENDED LINE AND ALONG SAID SOUTHERLY LINE OF THE NORTHERLY 1/2 OF VACATED CARROLL AVENUE A DISTANCE OF 88.98 FEET TO AN INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE WEST LINE OF SAID WHARFING LOT 4; AND THENCE NORTH ALONG SAID EXTENDED LINE A DISTANCE OF 40.05 FEET TO THE POINT OF BEGINNING

AND
PARCEL 3:

THE NORTH THREE FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL AVENUE LYING NORTH OF AND ADJOINING ORIGINAL WATER LOT OR WHARFING LOT 1, IN BLOCK "K" IN THE ORIGINAL TOWN OF CHICAGO, THE WEST BOUNDARY BEING THE WEST LINE OF SAID BLOCK "K" EXTENDED NORTHERLY (BEING ALSO THE EAST LINE OF NORTH CANAL STREET) AND THE EAST BOUNDARY BEING THE EASTERLY FACE OF THE PRESENT DOCK LINE ON THE WEST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND
PARCEL 4:

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Incorporation to Individual

TRACT OF LAND COMPRISING A PART OF THE SOUTH 1/2 OF VACATED WEST CARROLL AVENUE LYING NORTH OF ORIGINAL WATER LOT OR WHARFING LOT 1, IN BLOCK K IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHWARD PROLONGATION OF THE WEST LINE OF SAID BLOCK K WHICH IS 394.65 FEET NORTH OF THE SOUTH WEST CORNER THEREOF, SAID POINT BEING ON THE EAST LINE OF NORTH CANAL STREET, AND IN THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL AVENUE; THENCE SOUTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL AVENUE AFORESAID, A DISTANCE OF 64.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 55 MINUTES 40 SECONDS WEST, A DISTANCE OF 3.68 FEET; THENCE SOUTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF 25.65 FEET TO THE LINE OF THE EASTERLY FACE OF THE PRESENT WOOD DOCK ON THE WEST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTH 07 DEGREES 04 MINUTES 28 SECONDS WEST ALONG SAID DOCK LINE; A DISTANCE OF 3.74 FEET TO THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL AVENUE AFORESAID; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING CONTAINING 93.2 SQUARE FEET, MORE OR LESS

AND

PARCEL 5:

A TRACT OF LAND, COMPRISING A PART OF ORIGINAL WATER LOT OR WHARFING LOT 1, IN BLOCK K IN THE ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 1/2 (EXCEPT THE NORTH 3.00 FEET OF SAID SOUTH 1/2) OF VACATED WEST CARROLL AVENUE LYING NORTH OF AND ADJACENT TO SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHWARD PROLONGATION OF THE WEST LINE OF SAID BLOCK K WHICH IS 394.65 FEET NORTH OF THE SOUTH WEST CORNER THEREOF, SAID POINT BEING ON THE EAST LINE OF NORTH CANAL STREET, AND IN THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF NORTH CANAL STREET, A DISTANCE OF 47.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 16.10 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CIRCLE (CONVEX NORTH EAST RADIUS 11.00 FEET, CHORD SOUTH 48 DEGREES 32 MINUTES 14 SECONDS EAST, 14.58 FEET) A DISTANCE OF 15.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 07 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 56.05 FEET TO THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL AVENUE AFORESAID; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.15 FEET TO THE POINT OF BEGINNING CONTAINING 1085.8 SQUARE FEET, MORE OR LESS

AND

PARCEL 6:

ALL THAT PART OF THE PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 12.55 FEET ABOVE CHICAGO CITY DATUM AND CONTAINED WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND

A TRACT OF LAND, COMPRISING A PART OF ORIGINAL WATER LOT OR WHARFING LOT 1, IN BLOCK K IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 1/2 (EXCEPT THE NORTH 3.00 FEET OF SAID SOUTH 1/2) OF VACATED WEST CARROLL AVENUE LYING NORTH OF AND ADJACENT TO SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWARD PROLONGATION OF THE WEST LINE OF SAID BLOCK K WHICH IS 394.65 FEET NORTH OF THE SOUTH WEST CORNER THEREOF, SAID POINT BEING ON THE EAST LINE OF NORTH CANAL STREET, AND IN THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL AVENUE; THENCE SOUTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 3.00 FEET OF VACATED WEST CARROLL AVENUE AFORESAID, A DISTANCE OF 20.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 70.02 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.16 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 55.67 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 17.53 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 40 SECONDS EAST, A DISTANCE OF 3.68 FEET TO THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL AVENUE AFORESAID; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 44.21 FEET TO THE POINT OF BEGINNING CONTAINING 3830.0 SQUARE FEET MORE OR LESS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25895835, AS AMENDED BY DOCUMENT 26142937 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 7:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 TO 6 AS DECLARED IN DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 1, 1981 AND RECORDED JUNE 5, 1981 AS DOCUMENT 25835261, AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 100819 TO TEN HUBBARD CORPORATION, DATED JUNE 15, 1984 AND RECORDED JUNE 22, 1984 AS DOCUMENT 27141200 OVER AND ACROSS ALL THAT PART OF THE PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 12.55 FEET ABOVE CHICAGO CITY DATUM AND CONTAINED WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND

A TRACT OF LAND, COMPRISING A PART OF ORIGINAL WATER LOT OR WHARFING LOT 1, IN BLOCK K IN THE ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 1/2 (EXCEPT THE NORTH 3.00 FEET OF SAID SOUTH 1/2) OF VACATED WEST CARROLL STREET LYING NORTH OF AND ADJACENT TO SAID

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LOT 1, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHWARD PROLONGATION OF THE WEST LINE OF SAID BLOCK K WHICH IS 394.65 FEET NORTH OF THE SOUTH WEST CORNER THEREOF, SAID POINT BEING ON THE EAST LINE OF NORTH CANAL STREET, AND IN THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL STREET; THENCE SOUTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 3.00 FEET OF VACATED CARROLL STREET AFORESAID, A DISTANCE OF 20.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 70.02 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.16 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 55.67 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 7.33 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 40 SECONDS EAST, A DISTANCE OF 3.68 FEET TO THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF VACATED WEST CARROLL STREET AFORESAID; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 44.21 FEET TO THE POINT OF BEGINNING.

Cook County Clerk's Office

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