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WARRANTY DEED

Statutory (ILLINOIS)

(Individual to individual)

(The Above Space For Recorder's Use Only)

THE GRANTORS Jeffrey A. Brown and Pamela S. Brown, his wife,

of the City of Chicago County of Cook State of Illinois

for and in consideration of Ten (\$10.00) DOLLARS,
and other good and valuable consideration of 26 in hand paid,

CONVEY and WARRANT to Michael E. Burns, 5329 West Kinball,
a Bachelor

of the City of Oak Lawn County of Cook State of Illinois

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

SEE LEGAL DESCRIPTION ATTACHED HERETO, MADE A PART HEREOF,
AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT A.

Permanent Index Numbers: 17-10-400-012-1283 and 17-10-400-011
subject to:

1. Covenants, conditions and restrictions of record.
2. Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto.
3. Private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto.
4. Roads and highways, party wall rights and agreements.
5. Limitations and conditions imposed by the Condominium Property Act.
6. Special taxes or assessments for improvements not yet completed.
7. Unconfirmed special taxes or assessments.
8. General taxes for the year 1984 and subsequent years.
9. Installments of assessments due after date of closing.

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

DATED this 12th day of May 1985

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(Seal) Jeffrey A. Brown (Seal)

(Seal) Pamela S. Brown (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 Jeffrey A. Brown
and Pamela S. Brown, his wife,

IMPRESS
SEAL
HERE

personally known to me to be the same persons whose names
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 12th day of May 1985

Commission expires 6/30 1988. Diana Dauding
NOTARY PUBLIC

This Instrument Was Prepared By: Jeffrey A. Brown, Attorney at Law, Xeros Center,
Suite 2300, 55 W. Monroe Street, Chicago, IL 60603

MAIL TO: _____

(City, Street and Zip)

ADDRESS OF PROPERTY:
400 E. Randolph Drive
Chicago, IL
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Michael E. Burns, Unit 1627
400 E. Randolph Drive, Chicago, IL.

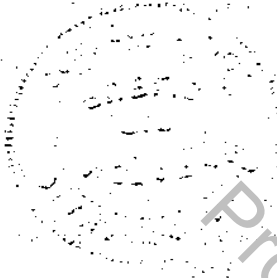
RECORDER'S OFFICE BOX NO. 360

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
36.25

Cook County
REAL ESTATE TRANSACTION TAX
36.25
FEE
STAMP
MAY 25 1985

DOCUMENT NUMBER
85031019

UNOFFICIAL COPY



Property of Cook County Clerk's Office

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

UNIT 1627, 5 0 3 1 0 1 9
400 EAST RANDOLPH DRIVE
CHICAGO, ILLINOIS
LEGAL DESCRIPTION

PARCEL I:

Unit No. 1627 as 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 No. 18,461,961, conveyed by deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460, recorded May 7, 1962, as Document No. 18,467,558, and also supplemental deed thereto recorded December 23, 1964, as Document No. 19,341,545, which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460, recorded as Document No. 22,453,315 together with the undivided percentage interest appurtenant to said Unit in the property described in said Declaration of Condominium (excepting the units as defined and set forth in the Declaration of Condominium and Survey).

ALSO

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 No. 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.

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.

(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.

(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 therein.

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ALSO

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PARCEL III:

Easements for the benefit of Parcel 1, 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 No. 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, amaintenance, etc. of the supports of the improvement, and of the utility systems, connections with viaducts, ground level access road or other facilities, together with a perpetual right of underlying and lateral support, either natural or structural, for the support of the improvement to the extent required for the structural safety thereof.

(2) Perpetual easements to install, and to maintain so far as required, the necessary facilities to provide surface drainage from the improvement to storm sewers.

(3) Perpetual easement to use such parts of the excepted and reserved property, the Easement Property and other property of the grantor, in which supports for the purpose of support of the building are located. The location of such supports is described in Lots No. 1 through 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.

ALSO

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 18,467,550 and dated December 17, 1964 and recorded December 23, 1964 as Document 19,341,547 for reasonable access for the construction, maintenance, etc. of supports of the viaducts as described in said instrument, in, over and upon the excepted and reserved property and the property adjacent thereto.

Permanent Tax Number: 17-10-400-012-1283

Volume: 510

Permanent Tax Number: 17-10-400-011

Volume: 510

(Affects the garage, which is part of the common elements)

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DEPT-01 RECORDING

\$12.00