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WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, LARRABEE-DICKENS CORP.,

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 Dollars and 00/100 ----- (\$10.00)--- DOLLARS, and other valuable consideration ----- in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to JAMES P. WHITMER
830 Beach Road, Lakewood, Ohio 44107

88438219

DEPT-01 \$15.00
TW1111 TRAN 7079 07/23/88 11.36.00
#7190 #A * 88-438219
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

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

Per Legal Description Attached as Exhibit A

Subject to: Per Exhibit B attached.

* CITY OF CHICAGO *
REAL ESTATE TRANSACTION TAX
* DEPT. OF REVENUE SEP 23 '88 *
* R.O. 11198 *
3,675.00
00.00

Permanent Real Estate Index Number(s): 17-09-306-001

Address(es) of Real Estate: 365 N. Canal, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 19th day of September, 1988.

LARRABEE-DICKENS CORP.

IMPRESS
CORPORATE SEAL
HERE

by James Weese PRESIDENT
ATTEST George Vrechek SECRETARY

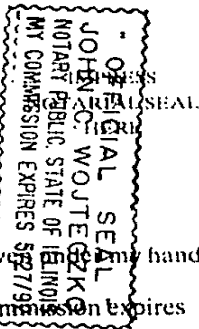
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Harry Weese personally known to me to be the President of the

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 instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, at 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.

Gave my hand and official seal, this 19th day of September 1988

Commission expires 5-27 1992 John C. Wojteczko NOTARY PUBLIC

This instrument was prepared by John C. Wojteczko, 77 W. Washington, Chicago, Illinois (NAME AND ADDRESS)



SEND SUBSEQUENT TAXBILLS TO:

MAIL TO

Demetri J. Retson (Name)
8585 Broadway, Suite 610 (Address)
Merrillville, Ind. 46410 (City, State and Zip)

James P. Whitmer (Name)
365 N. Canal (Address)
Chicago, Illinois 60610 (City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. 15

REVENUE STAMPS HERE

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP 21 '88
245.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE STAMP SEP 21 '88
245.00

COOK COUNTY
NO. 816
179428

TTI# 242178 @ Box 15

pls #24502

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WARRANTY DEED
Corporation to Individual

TO

GEORGE E. COLE®
LEGAL FORMS

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88438219

EXHIBIT A - LEGAL DESCRIPTION

365 N. Canal Street Parcel:

That part of the land, property and space of the parcel of land hereafter described, referred to as "The Tract", which lies:

(i) North of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 85.74 feet South of the Northwest corner thereof and South of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 37.10 feet South of the Northwest corner thereof, which part lies below a horizontal plane having an elevation of 12.89 feet above Chicago City Datum (and being the upper surface of the floor at the ground level of the existing (as of August 29, 1988) townhouse).

(ii) Above a horizontal plane having an elevation of 12.89 feet above Chicago city Datum (and being the upper surface of the floor at said ground level) and lying below a horizontal plane having an elevation of 21.3 feet above Chicago City Datum (and being the upper surface of the floor at the first floor level of said townhouse), said part lying North of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 85.74 feet South of the Northwest corner thereof and South of the vertical projection of the lines described as follows: Beginning on the West line of said Wharfing Lot 1, at said point 37.10 feet South of the Northwest corner thereof, and running thence along lines which are perpendicular to or parallel with said West line of Wharfing lot 1, respectively, the following courses and distances: East 11.05 feet; South 1.87 feet; East 5.83 feet; North 3.72 feet; East 9.82 feet; South 1.85 feet; and East 8.93 feet to the Easterly line of The Tract.

(iii) North of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 86.28 feet South of the Northwest corner thereof and South of the vertical projection of a line which is perpendicular to said West line of Wharfing Lot 1 at a point 37.10 feet South of the Northwest corner thereof, which part lies above a horizontal plane having an elevation of 21.30 feet above Chicago City Datum (and being the upper surface of the floor at the first floor level of said townhouse).

THE TRACT

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A parcel of land comprised of those parts of Wharfing Lots 1 and 2 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 of those parts of the lands East of and adjoining said Lots lying West of the North Branch of the Chicago River, which parcel of land is

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bounded and described as follows:

Beginning at the Northwest corner of said Wharfing Lot 1, and running thence East along the North line of said Wharfing Lot 1, and along an Eastward extension of said North line, a distance of 24.25 feet to an intersection with a Northward extension of the Easterly face of the Wooden dock, as constructed as of August 7, 1979 (being the date of the deed from American National Bank and Trust Company of Chicago, Trust No. 45799 to Frances Meehan recorded October 18, 1979 as Document No. 25,198,718) on the Westerly side of the North Branch of the Chicago River; thence Southwardly along said extended line, and along said Easterly face of said wooden dock, a distance of 85.66 feet to a point 49.47 feet, measured at right angles, East from the West line of said Wharfing Lot 1; thence Southwardly along the Easterly face of said wooden dock a distance of 36.89 feet to a point 55.71 feet, measured at right angles, East from said West line of Wharfing Lot 1; thence Southwardly along the Easterly face of said wooden dock, a distance of 17.54 feet to an intersection with a line 25.00 feet, measured at right angles, Northerly from and parallel with the centerline of Chicago and North Western Railway Company spur track known as ICC Track No. 100 as said tract was located as of April 7, 1971 (being the date of the deed from Chicago and Northwestern Railway Company to Harry Weese recorded July 15, 1971 as document No. 21,546,968); thence Westwardly along said parallel line a distance of 54.82 feet to an intersection with the West line of said Wharfing Lot 2; and thence North along the West line of said Wharfing Lots 2 and 1 a distance of 133.15 feet to the point of beginning.

Together with all easements affecting this property as contained in the Reservations and Restrictive Covenants River Cottages Townhouse Association and Agreement Dated September 12, 1988 and recorded September 20, 1988 *and as attached hereto*

95 Document No. 88-430228

Office

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6-10-2010

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EXHIBIT A - LEGAL DESCRIPTION

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EASEMENTS BENEFITTING 365 N. CANAL STREET PARCEL:

Easements as shown by stippled areas and identified by legends as easements on Sheets 2 and 3 of Plat of Survey No. 8806023 revised September 7, 1988 by Chicago Guarantee Survey Company, which Plat of Survey is attached as Exhibit A to the instrument recorded 9-10-88 as Document No. 88-438219 to wit:

- (a) Over elevator, walkway and stairs located on the premises North and adjoining known as 367 N. Canal Street at the Lower Level for access.
- (b) Over elevator, entryway, walkway and stairs located on said adjoining premises at the Ground Level for access.
- (c) Over elevator, stairs and entryways located on said adjoining premises at the 1st Floor for access.
- (d) Over elevator and stairways located on said adjoining premises at the 2nd Floor for access.
- (e) Over elevator, entryway and stairways located on said adjoining premises at the 3rd Floor for access.
- (f) For skylight on said adjoining premises at the 4th Floor (Roof).
- (g) Over 1.0 foot strips for utilities.

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INVESTIGATION REPORT

DATE: 10/15/2011

REPORT NO: 11-1015

REPORTING OFFICER: [Name]

REPORTING AGENCY: [Agency]

REPORTING OFFICER: [Name]

REPORTING AGENCY: [Agency]

REPORTING OFFICER: [Name]

REPORTING AGENCY: [Agency]

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EXHIBIT B

1. Overhead wires and possible easement for overhead wires as disclosed by survey.

2. Reservation of an underground signal cable, together with the right to maintain, renew, and reconstruct the same time as permanently removed by the grantor as contained in the deed from Chicago and Northwestern Railway Company to Harry Weese dated April 7, 1971 and recorded July 15, 1971 as Document 21, 546,968.

3. Reservation of the right to maintain, operate, use, reconstruct and replace any and all existing conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, if any, as contained in the Deed from the Chicago and Northwestern Railway Company to Harry Weese recorded as Document 21,546,968.

4. An easement for building intercepting sewers, drains, etc., in favor of the Sanitary District of Chicago on a strip of land extended from the east line of North Canal Street to the west dock line of the north branch of the Chicago River, the riparian rights on a strip of land extending across the north branch of the Chicago River and an easement on a strip of land extending from the east dock line of the north branch of the Chicago river to the west line of Ferry Street, all to form a continuous strip of land 30 feet wide extending from the east line of North Canal Street to the west line of Ferry Street.

5. Rights of the United States of America, the State of Illinois and the Sanitary District, the City of Chicago and the public in and to that party of the property lying within the bed of the north branch of the Chicago River, and rights of other owners of the land bordering on the river in respect to the water of said river.

6. Rights of the State of Illinois, the municipality and the public in and to that part of the land which may fall in streets and highways.

7. Consent to Partial Occupancy of Permanent Sewer Easement, dated September 5, 1985 as amended for insurance purposes.

8. General taxes for the year 1987 and subsequent years.

9. Reservations and Restrictive Covenants River Cottages Townhouse Association dated September 12, 1988 and recorded September ____, 1988.

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11/20/18