

WARRANTY DEED
STATUTORY (ILLINOIS)
(Individual to Individual)

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 to the accuracy, completeness or fitness for a particular purpose.

THE GRANTOR, Susanne E. Stevens, divorced and not since remarried, 400 East Ohio Street,

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten. and 00/100 (\$10.00) DOLLARS,

CONVEY S and WARRANT S to Michael G. Dery, a bachelor, 445 East Ohio, #3817, Chicago, Illinois 60611

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

Legal description attached hereto and made a part hereof as Exhibit "A." Subject only to the following, if any:

Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; and conditions of the Declaration of Condominium including any easements established or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconflicted special governmental taxes or assessments; general real estate taxes for the year 1991 and subsequent years; instalments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium; and all other exceptions attached hereto and made a part hereof as Exhibit "B."

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

Permanent Real Estate Index Number(s): 17-10-401-005-1553 Address(es) of Real Estate: 155 Harbor Drive, Unit 4107, Chicago, Illinois 60601

DATED this 21st day of September 1992
PLEASE PRINT OR TYPE NAMES) BELOW SIGNATURE(S)
Susanne E. Stevens (SEAL)
Michael G. Dery (SEAL)

State of Illinois, County of Cook
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan/Stevens, divorced and not since remarried, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me to be the same person as the person whose name is subscribed to the foregoing instrument, sealed and delivered the said instrument as her 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 21st day of September 1992
Commission expires 12-20-94
Arthur H. Evans, 180 North LaSalle, #2401, Chicago, Illinois 60601
This instrument was prepared by

(NAME AND ADDRESS)

MAIL TO: DAVID J. O'KEEFE
1333 N. KINGSBURY #301
CHICAGO, IL 60622
RECORDERS OFFICE BOX NO. 333

SEND SUBSEQUENT TAX BILLS TO: Michael G. Dery
155 Harbor Drive, Unit 4107
CHICAGO, ILLINOIS 60601

BOX 333

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
930.00
DEPT. OF REVENUE
SEP 23 1992

92708368
Cook County
REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
124.00
DEPT. OF REVENUE
SEP 23 1992

COOK COUNTY
SEP 23 1992

7369175/6262 1062

92708368

UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

NO. 24395428

PARCEL 3: EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1 AFORESAID DESCRIBED AS SET FORTH IN 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 DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNER'S 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. 2293561 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2293562); ALL IN COOK COUNTY, ILLINOIS AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 KNOWN AS TRUST NUMBER 58912 TO BARBARA K. BRINKMAN DATED FEBRUARY 23, 1978 AND RECORDED APRIL 10, 1978 AS DOCUMENT

PARCEL 2: EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1 AFORESAID THROUGH, OVER AND ACROSS LOTS 3 IN BLOCK 2 OF SAID HARBOR POINT UNIT 1, ESTABLISHED PURSUANT TO ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARBOR POINT PROPERTY OWNER'S 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. 2293561 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2293562) AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 KNOWN AS TRUST NUMBER 58912 TO BARBARA K. BRINKMAN DATED FEBRUARY 23, 1978 AND RECORDED APRIL 10, 1978 AS DOCUMENT 24395428

PARCEL 1: UNIT 4107 IN HARBOR DRIVE CONDOMINIUM AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE (HEREINAFTER CALLED "PARCEL 1"): PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN INCLUDED WITHIN FILED IN THE OFFICE OF THE REGISTRAR OF TITLES DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST QUARTER OF 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 BELT, CAISSON, CAISSON GAP AND COLUMN LOTS 1-A, 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-1A AND M-1A OR PARTS THEREOF, AS SAID LOTS ARE DELINEATED, ENUMERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT NUMBER 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 155 HARBOR DRIVE CONDOMINIUM ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2293561 (SAID DECLARATION HAVING BEEN AMENDED BY 1ST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2293564 AND BY DOCUMENT NUMBER 2301815; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION, AS AMENDED AS AFORESAID AND SURVEY), IN COOK COUNTY, ILLINOIS;

92708368

EXHIBIT A
LEGAL DESCRIPTION
PROPERTY ADDRESS:
155 HARBOR DRIVE,
CHICAGO, ILLINOIS

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1. (16) COVENANTS AND RESTRICTIONS CONTAINED IN SECTION 14.2 OF DEED RECORDED MAY 6, 1962 AS DOCUMENT 18467558 FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460 RELATING TO THE CHARACTER OF BUILDINGS TO BE ERRECTED AND USE OF THE PROPERTY.
2. (7) TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE INSTRUMENTS CREATING THE EASEMENTS DESCRIBED IN PARCEL 2 AND 3.
3. (8) RESERVATION OF SPACE OCCUPIED BY ANY EXISTING ENCROACHMENT CONTAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 22, 1971 AS DOCUMENT 21756153 OVER THE WEST 00.16 FEET OF LOT 3-D OF PARCEL 'D' IN LAKE FRONT PLAZA SUBDIVISION FROM INTERSTATE INVESTMENTS, INCORPORATED, TO CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 AND KNOWN AS TRUST NUMBER 58912. (AFFECTS THAT PART OF PARCEL 1 FALLING IN THE SOUTHWESTLY PORTION OF THE WEST 0.16 FEET OF LOT 1 IN BLOCK 2 IN HARBOR POINT UNIT 1).
4. (9) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 13, 1974 AS DOCUMENT 22935653
(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT' AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 13, 1974 AS DOCUMENT NO. 22935652. AMENDED BY DOCUMENT NO. 22018815.
5. (10) TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE INSTRUMENTS CREATING THE EASEMENTS DESCRIBED IN PARCELS 2 AND 3.
6. (11) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROPERTY OWNERS, ASSOCIATION, ILLINOIS NOT FOR PROFIT CORPORATION, RECORDED DECEMBER 13, 1974 AS DOCUMENT 22935651 AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 13, 1974 AS DOCUMENT 22935652 RELATING TO MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION, EASEMENTS AND PROPERTY RIGHTS, COVENANTS FOR MAINTENANCE ASSESSMENTS, ANNEXATION OF ADDITIONAL PREMISES, ADMINISTRATION AND USE OF ASSOCIATION PROPERTY, CERTAIN RIGHTS RESERVED TO THE DEVELOPER, DEVELOPMENT AND ADMINISTRATION OF THE RELATED PROPERTY, ARCHITECTURAL CONTROL COMMITTEE AND GENERAL REVISIONS
- NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORTIFURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
7. (12) PROVISIONS CONTAINED IN HARBOR POINT PROPERTY OWNERS' ASSOCIATION DECLARATION OF COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 13, 1974 AS DOCUMENT 22935651 WHEREBY EACH OWNER COVENANTS AND AGREES TO PAY TO THE ASSOCIATION (1) ANNUAL ASSESSMENTS OR CHARGES, AND (2) SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS, AND THAT THE ANNUAL AND SPECIAL ASSESSMENTS, TOGETHER WITH INTEREST THEREON AND COSTS OF COLLECTION THEREOF SHALL BE A CHARGE ON THE LAND AND SHALL BE A CONTINUING LIEN UPON THE PROPERTY AGAINST WHICH EACH ASSESSMENT IS MADE; FURTHER PROVISION THAT THE LIEN OF THE ASSESSMENTS SHALL BE SUBORDINATE TO THE LIEN OF ANY MORTGAGE OR MORTGAGES.
- NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORTIFURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
8. (13) RIGHTS OF THE OWNERS OF ANY UNIT NOW OR HEREAFTER CONSTRUCTED IN THE HARBOR POINT DEVELOPMENT AREA (AS SAID TERMS ARE DEFINED IN DECLARATION RECORDED AS DOCUMENT 22935651 AS AMENDED BY DOCUMENT 22935652) TO THE CONCURRENT USE OF THE EASEMENTS DESCRIBED IN PARCEL 2.
9. (14) EASEMENTS AND PROVISIONS IN FAVOR OF THE CITY OF CHICAGO AS CREATED BY PLAT OF HARBOR POINT UNIT NUMBER 1, RECORDED AS DOCUMENT 22935649 FOR ACCESS TO THAT PART OF PARCEL 1 LYING UNDER NORTH HARBOR DRIVE AND TO THAT PART OF THE REMAINING PROPERTY AS SHALL BE REASONABLY REQUIRED FOR ACCESS TO THE SUPPORTS

Subject only to the following, if any:

PROPERTY ADDRESS: 155 HARBOR DRIVE, UNIT 4107, CHICAGO, ILLINOIS

EXHIBIT B

892708366

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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois.

Witness my hand and the seal of the County of Cook, Illinois, at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Property of Cook County Clerk's Office

11/11/11

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FOR SAID NORTH HARBOR DRIVE FOR THE PURPOSE OF PLACING, MAINTAINING, REPAIRING AND REPLACING ALL UTILITIES IN OR ATTACHED TO SUCH SUPPORTS, AND DECK SERVING NORTH HARBOR DRIVE. SAID PLAT FURTHER PROVIDES THAT THE CITY OF CHICAGO HAS NO OBLIGATION TO MAINTAIN ANY OF THE SUPPORTS FOR NORTH HARBOR DRIVE AND SUCH REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS FROM TIME TO TIME OF THE PROPERTY RESTING ON SUCH SUPPORTS. (AFFECTS PARCEL 1)

10. (15) PROVISION CONTAINED IN THE PLAT OF HARBOR POINT UNIT NUMBER 1, RECORDED AS DOCUMENT 22935649, RELATING TO THE REPAIR OF DAMAGE TO THE UPPER LEVEL DECK OF NORTH HARBOR DRIVE OCCASIONED BY FIRE OR OTHER INSURABLE CASUALTY. (AFFECTS PARCEL 1)

11. (16) THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 1974 AS DOCUMENT 22935653, AS AMENDED BY DOCUMENT 22935654, PROVIDES FOR EASEMENTS OVER THE COMMON ELEMENTS IN FAVOR OF THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION, FOR THE USE AND BENEFIT OF THE MEMBERS THEREOF AND THE DEVELOPER.

12. (17) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN THE AMENDATORY LAKE FRONT ORDINANCE, PASSED SEPTEMBER 17, 1969 BY THE CITY OF CHICAGO, A COPY OF WHICH WAS RECORDED APRIL 10, 1970 AS DOCUMENT 2112412, INCLUDING THE PUBLIC UTILITIES TO BE LOCATED IN PARCEL 3.

13. (18) UTILITY EASEMENTS IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, THE CITY OF CHICAGO AND ALL OTHER SUPPLIERS OF UTILITIES, OVER AND UPON THE COMMON ELEMENTS TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW, REPAIR OR REPLACE CONDUITS, CABLES, PIPES AND WIRES AND OTHER EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER LAND WITH UTILITIES, AS DEFINED IN SECTION 2.05 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 13, 1974 AS DOCUMENT NUMBER 22935651. (AFFECTS PART OF PARCEL 3)

-END EXHIBIT B-

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