

UNOFFICIAL COPY

WARRANTY, DEED
(Individual to Individual)

THE GRANTOR, BERNARD G. COLBY
MARRIED TO CAROL COLBY

DEPT-01 RECORDING \$29.00
T#9999 TRAN 5839 10/14/94 13102100
\$7513 # - 94-882901
COOK COUNTY RECORDER

of the City of Wilmette, County of Cook, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration CONVEYS and WARRANTS to:

Kirt B. Weed and Mary Carol Weed
347 Oakwood
Park Forest, Illinois 60466

94882901

CH 317061
/all

as Joint Tenants with rights of survivorship the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description.

Subject to covenants, conditions and restrictions of record.

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): 17-10-400-012-1333

Address(es) of Real Estate: 400 E. Randolph St., Unit 1817, Chgo, IL 60601

THIS IS NOT HOMESTEAD PROPERTY

DATED this 12th day of October, 1994



[SEAL]

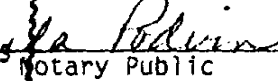
[SEAL]

Bernard G. Colby

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Bernard G. Colby, 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 12th day of October, 1994.

Commission expires: 4-1-98

PAULA PODVIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/1/98


This instrument prepared by: Mitchell M. Iseberg, 180 N. LaSalle Street, Suite 1601, Chicago, Illinois 60601-2697

Mail To: Mitchell M. Iseberg
180 N. LaSalle St. #1601
Chicago, Illinois 60601

Address of Property
400 E. Randolph St. #1817
Chicago, Illinois 60601

Bills To:
Kirt B. Weed
400 E. Randolph St., #1817
Chicago, Illinois 60601

Recorder's Office Box No. 15

94882901

29.00
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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT 14 '94
P.B. 11430
72.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE OCT 14 '94
P.B. 11189
900.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE STAMP OCT 14 '94
P.B. 10845
DEPT OF REVENUE
145.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE OCT 14 '94
P.B. 11189
187.50

94882901

Property of Cook County Clerk's Office

UNOFFICIAL COPY**PARCEL 1:**

UNIT NO. 1817 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 OF 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 AGREEMENT DATED APRIL 9, 1962, AND KNOWN AS TRUST NO. 17460, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22,453,315 TOGETHER WITH AN UNDIVIDED .10771% INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY).

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 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 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

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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 TRACE OF LAND OF VARYING WIDTHS BEING A PART OF PARCELS "A" AND "F" AS SHOWN ON AND DESCRIBED IN PLAT OF "LAKE FRONT PLAZA" AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST 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 RIGHT ANGLE 8 FEET; THENCE SOUTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 69 FEET; THENCE NORTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 9 FEET; THENCE SOUTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 90 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 3:

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

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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, MAINTENANCE, 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 PURPOSE 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 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.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID CREATED BY DEEDS 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 THERETO.

END OF SCHEDULE A

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