

# UNOFFICIAL COPY

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**WARRANTY DEED  
STATUTORY (ILLINOIS)  
(INDIVIDUAL TO INDIVIDUAL)**

DEFT-01 RECORDING \$23.00  
140009 TRAN 2809 06/11/98 12:44:00  
#0000 # CG \*-98-494326  
COOK COUNTY RECORDER

**THE GRANTOR**

Dahlia M. Ronen, married to David S. Schneider, of the Village of Vernon Hills, County of Lake, State of Illinois, for and in consideration of TEN AND NO HUNDREDTHS DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

Craig A. Burman and Laura A. Burman, husband and wife  
155 N. Harbor Dr., Unit 3603  
Chicago, Illinois 60601

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

See Exhibit A attached hereto and made a part hereof.

Subject to, if any, (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) 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; (d) party wall rights and agreements; (e) limitations and conditions imposed by the Condominium Property Act; (f) general taxes for the year 1997 and subsequent years; and (g) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 17-10-401-005-1287

Address of Real Estate: 155 N. Harbor Dr.  
Unit 2207  
Chicago, Illinois 60601

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN 13 1998  
DEPT. OF REVENUE  
164.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JUN 13 1998  
161424  
182.00

VPK201 114973 V1 052898

BOX 333-CTI

98494326

7734248  
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# UNOFFICIAL COPY

DATED this 27th day of May, 1998.

Dahlia M. Ronen (SEAL)  
Dahlia M. Ronen

OFFICIAL SEAL  
PATRICIA A. HANSEN  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES JULY 22, 2000  
[Signature] (SEAL)

David S. Schneider, who joins in this Deed for the sole purpose of releasing and waiving any and all rights he may hold with respect to the Real Estate herein described under the Homestead Exemption Laws of the State of Illinois.

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David S. Schneider and Dahlia M. Ronen 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 acknowledged that they signed, sealed and delivered 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 27 day of May, 1998.

[Signature]  
Notary Public

OFFICIAL SEAL  
PATRICIA A. HANSEN  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES JULY 22, 2000

This Instrument was prepared by: Dahlia M. Ronen  
34 N. Royal Oak Dr.  
Vernon Hills, IL 60061

AFTER William A. Pomerantz  
Law Offices of Edward A. Berman,  
P.C.  
RECORDING 2 N. LaSalle St., Suite 610  
MAIL TO: Chicago, Illinois 60602

Send subsequent tax bills to:  
Craig A. Burman and Laura A. Burman  
155 N. Harbor Dr.  
Unit 3603  
Chicago, Illinois 60601

98494326

CITY OF CHICAGO  
PROPERTY TAX  
615.00

-2-

CITY OF CHICAGO  
PROPERTY TAX  
615.00

EXHIBIT A  
**UNOFFICIAL COPY**  
LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 2207 IN HARBOR DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE (HEREINAFTER CALLED PARCEL):

LOTS 1 AND 2 IN BLOCK 2 IN HARBOR POINT UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTH WEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 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 BELL, CAISSON, CAISSON CAP 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-LA AND MA-LA, OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED, ENUMERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT NO. 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 THE 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 22935653 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935654 AND AS DOCUMENT 23018815, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION, AS AMENDED AS AFORESAID, AND SURVEY) IN COOK COUNTY, ILLINOIS . PARCEL 2:

EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1, AFOREDESCRIBED THROUGH, OVER AND ACROSS LOT 3 IN BLOCK 2, OF SAID HARBOR POINT UNIT NO. 1, ESTABLISHED PURSUANT TO ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935652) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1, AFOREDESCRIBED, AS SET FORTH IN RESERVATION AND GRANT OF RECIPROCAL EASEMENTS AS SHOWN ON 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 OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935652), ALL IN COOK COUNTY, ILLINOIS.

P.I.N. # 17-10-401-005-1287 Commonly known as: 155 N. Harbor Dr.  
Unit 2207  
Chicago, IL 60601

98494326