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2002-05-08 14:26:31
Cook County Recorder 25.50



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

Joint Tenants
1 of 2



Property of Cook County Clerk's Office

THE GRANTOR(S), Yu Wa Cheung and Linda IP, husband and wife, of the Village of Hinsdale, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to Shaaron L. ~~Giblin~~ and ~~Kim Dunn~~ Kimberly A. Dunn, not as tenants in common but as joint tenants (GRANTEE'S ADDRESS) 1244 W. Roscoe, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of with Illinois, to wit:

with the right of survivorship

SEE ATTACHED

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

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: 17-22-110-027-1035
Address of Real Estate: 1435 S. Prairie, # H, Chicago, Illinois 60605

Dated this 30th day of April, 2002

Yu Wa Cheung
Yu Wa Cheung

Linda IP
Linda IP

City of Chicago
Dept. of Revenue
277260
05/08/2002 14:08 Batch 14323 37



Real Estate
Transfer Stamp
\$4,143.75

REAL ESTATE TRANSFER TAX	0055250	FP 326669
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0000039117

STATE OF ILLINOIS
MAY - 8 02
STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY - 8 02
REVENUE STAMP

0000077905 #

REAL ESTATE TRANSFER TAX	0027625	FP326670
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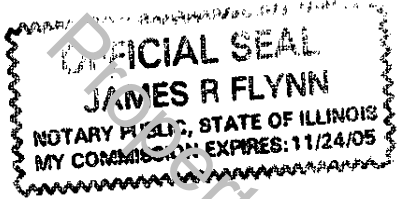
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STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

20524889

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yu Wa Cheung and Linda IP, husband and wife, 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 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 30th day of April, 2002



[Handwritten Signature]

(Notary Public)

Prepared By: James R. Flynn, Esq.
111 South Grant Street
Hinsdale, Illinois 60521

Mail To:
Kristan Jakubco Richards, Esq.
2224 West Irving Park Road
Chicago, Illinois 60618



Name & Address of Taxpayer:
Shannon L. ~~Smith~~ ^{Flynn} and Kim Dunn
1435 S. Prairie, # H
Chicago, Illinois 60605

CLERK'S OFFICE OF COOK COUNTY

UNOFFICIAL COPY

Commitment Number: 02-01053

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT F-50 IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREE, 01 MINUTE, 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 41 SECONDS EAST, 102.21 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 41 SECONDS WEST, 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREE, 01 MINUTE, 19 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREFROM TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREE, 01 MINUTE, 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 175.0 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES, 58 MINUTES, 41 SECONDS WEST ALONG SAID NORTH LINE 75.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 00 DEGREE, 01 MINUTE, 19 SECONDS WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 175.0 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 41 SECONDS EAST ALONG SAID NORTH LINE 75.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MARCH 3, 1995 AS DOCUMENT 95150205, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 AS DOCUMENT 96318235, AS AMENDED BY THE CORRECTION TO DECLARATION RECORDED MAY 21, 1996 AS DOCUMENT 96385673 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035 AND AS CREATED BY DEED RECORDED JANUARY 30, 1998 AS DOCUMENT 98083842.