

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

ROBERT L. BERKOVER, ESQ.
208 S. LASALLE ST SUITE 1670
CHICAGO, IL 60604

NAME & ADDRESS OF TAXPAYER:

LI JING SUN & BEI YI HE
1147-3 EAST 61 STREET
CHICAGO, IL 60637

0021005239

1679/0137 18 001 Page 1 of 3

2002-09-13 10:08:33

Cook County Recorder 50.00



0021005239

8032671 03DI JFE

THE GRANTOR, SOUTH UNIVERSITY LLC, an Illinois limited liability company authorized to do business in the State of Illinois whose address is 939 West Lake Street, CHICAGO, IL, for and in consideration of (\$10.00) Ten Dollars sufficiency of which is hereby acknowledged together with other good and valuable considerations in hand paid does hereby **WARRANT, CONVEY AND REMISE TO THE GRANTEE:** LI JING SUN AND BEI YI HE, husband and wife, not as tenants in common, not as joint tenants but as tenants by the entirety; whose address is 41 Fenno Street Cambridge, MA ALL Right Title and Interest in the following described real estate situated in the COUNTY OF COOK, IN THE STATE OF ILLINOIS TO WIT:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT 'A'

PERMANENT INDEX NUMBER: 20-14-312-024-0000 (affects underlying)

PROPERTY ADDRESS: 1147-3 East 61 Street Chicago, IL 60637

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO THE FOLLOWING: General Real Estate Taxes for the year 2001 and subsequent; Covenants Conditions and Restrictions of Record; Building lines and easements; Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; Public and Utility easements including any easements established by or implied from the Declaration of Condominium or any amendment thereto; Party Wall rights and agreements; Limitations, conditions, provisions and covenants imposed by the Illinois Condominium Property Act; Installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium Ownership,

"Grantor also hereby grants to grantee, its successors and assigns, as rights and easements appurtenant to the property legally described herein, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserved to itself, its successors and assigns, the rights and easements set forth in said Declaration for the Benefit of the remaining property described therein.

This DEED is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein."

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.


BOX 333-CTI


UNOFFICIAL COPY

THIS WARRANTY DEED IS DATED THIS 20th DAY OF August, 2002 BY:

GRANTOR:
SOUTH UNIVERSITY, LLC, AN ILLINOIS
LIMITED LIABILITY COMPANY BY:

JOHN M.C. MUNSON, MANAGER

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|-----------|--|--------------|---|
| STATE TAX | STATE OF ILLINOIS  AUG. 28. 02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0000035723 | REAL ESTATE TRANSFER TAX 0015200 FP 102808 |
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| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX  AUG. 28. 02 REVENUE STAMP | # 0000035839 | REAL ESTATE TRANSFER TAX 0007600 FP 102802 |
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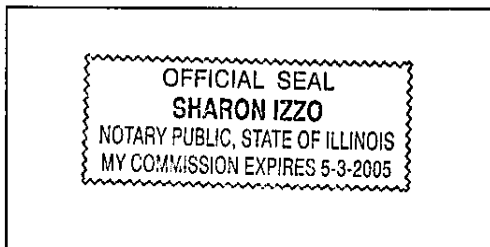
This Instrument was prepared By:
Joanne F. Fehn, Attorney at Law
939 West Lake
Chicago, IL 60607

STATE OF ILLINOIS
COUNTY OF COOK


ss.

I, the undersigned, a Notary Public in and for said County, in said Aforesaid State, do hereby CERTIFY THAT, John M.C. Munson, manager of the South University LLC are personally known to me to be the same persons whose names is subscribed to the foregoing instrument, and that they appeared before me this day in person, and ACKNOWLEDGED their signatures, sealed and delivered the instrument as their own free and voluntary act, for the uses and purposes set forth therein.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20th DAY OF August, 2002
By:



IMPRESS SEAL HERE

| | | | |
|----------|---|--------------|---|
| CITY TAX | CITY OF CHICAGO  AUG. 28. 02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000017857 | REAL ESTATE TRANSFER TAX 0114000 FP 102805 |
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Sharon Izzo
Notary Public

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STREET ADDRESS: 1147-8 E. 61ST ST.

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 20-14-312-024-0000

LEGAL DESCRIPTION:

PARCEL 1:

DWELLING UNIT NO. 1147-3 IN THE UNIVERSITY CENTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 50 FEET OF THE WEST 174.105 FEET OF BLOCK 1 (EXCEPT PARTS THEREOF TAKEN FOR ALLEY) IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 2 1/2 ACRES) OF SECTION 14 TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CCI.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020510907 AND FIRST AMENDMENT RECORDED AS DOCUMENT ~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR THE USE OF COMMON ELEMENTS FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL PUBLIC AND PRIVATE WAYS WHICH ADJOIN THE LAND AS CREATED, DEFINED AND LIMITED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020510907

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