

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR(S),
THOMASINA SEAH
An unmarried woman



Doc#: 0422501117
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/12/2004 11:14 AM Pg: 1 of 3

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS and other good and valuable
consideration in hand paid,

CONVEY and WARRANT to
MARGARET NG and
Vissotara Tiv. as husband and wife
not as tenants in common or joint
tenancy BUT BY TENANTS
BY THE ENTIRETY.

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

"See Legal Attached"

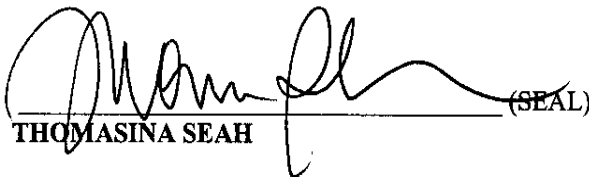
Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

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(s): 14-29-424-037-1003

Address(es) of Real Estate: 815 w. Altgeld, #2N, Chicago, Illinois 60614

DATED this 9th day of JUNE, 2004.


THOMASINA SEAH (SEAL)

(SEAL)

1 of 2
LWD
SA 3503036
COLLINS
CTI

Box 333

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State of Illinois]
] SS
County of Cook]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THOMASINA SEAH An unmarried woman 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 9TH day of JUNE 2004

Mary J. Barrett
Notary Public

Commission expires:

1/26/07



This instrument prepared by:

Leo G. Aubel
Deutsch, Levy & Engel
225 W. Washington St.
Suite 1700
Chicago, IL 60606

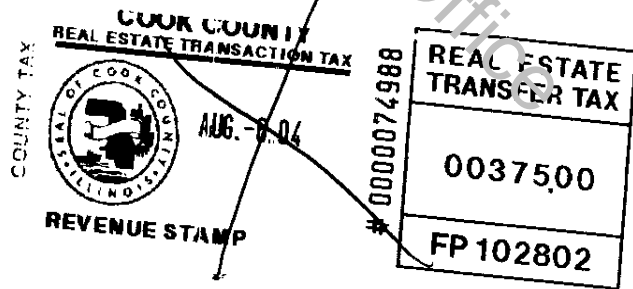
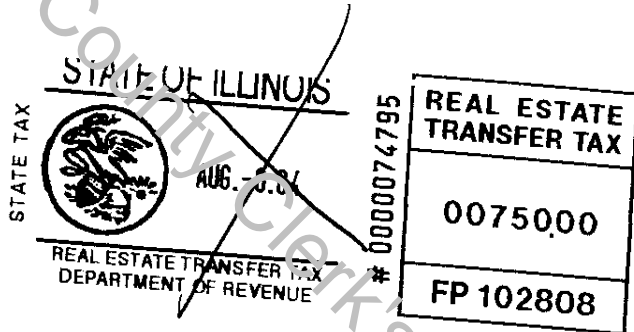
Send subsequent tax bills to:

Margaret Ng and Vissotara Tiv
815 W. Altgeld, Unit 2N
Chicago, IL 60614

Mail to

Benjamin W. Wong, Esq.
2615 N. Sheffield Ave
Chicago, IL 60614

OR RECORDER'S OFFICE BOX NO. _____



City of Chicago
Dept. of Revenue
342651



Real Estate
Transfer Stamp
\$5,625.00

06/18/2004 14:38 Batch-07239-73

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LEGAL DESCRIPTION

LEGAL DESCRIPTION:

UNIT NUMBER 2-N, IN 815-17 WEST ALTGELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27493496, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS:

PARCEL 1:

LOT 16 IN DUNNING'S SUBDIVISION OF LOT 20 IN CANAL TRUSTEES' SUBDIVISION IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

ALL THAT PART OF THE VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 16 IN DUNNING'S SUBDIVISION OF LOT 20 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16 RUNNING THENCE SOUTH ALONG THE WEST LINE PRODUCED SOUTH, OF THE 20 FOOT NORTH SOUTH PUBLIC ALLEY EAST OF AND ADJOINING SAID LOT 16 TO A POINT IN SAID WEST LINE PRODUCED SOUTH, 34.5 FEET SOUTH OF THE SOUTH EAST CORNER OF SAID LOT 16, THENCE WEST ALONG A LINE 34.5 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 16, 5 FEET, MORE OR LESS, TO A POINT IN A LINE 20 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF THE 20 FOOT PUBLIC ALLEY SOUTHWESTERLY OF AND ADJOINING LOTS 14 AND 15 IN AFOREMENTIONED DUNNING'S SUBDIVISION OF LOT 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTHWESTERLY ALONG AFOREMENTIONED LINE 20 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF THE LAST MENTIONED ALLEY 48 FEET, MORE OR LESS, TO THE SOUTH WEST CORNER OF LOT 16 AFOREMENTIONED, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 16, 40 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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