



Doc#: 0501435033  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/14/2005 08:09 AM Pg: 1 of 3

WARRANTY DEED

10/23  
GTC

THE GRANTOR TYLER D. KAHDEMAN married to MARGARET THOMAS KAHDEMAN, for Ten and 00/00 Dollars (\$10.00), and other valuable consideration in hand paid, CONVEYS AND WARRANTS TO PETER NG, 61 W. 15<sup>th</sup> St., Chicago, IL 60616, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois; to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1813 S. Clark, Unit 12, Chicago, IL 60616;  
Permanent Index Number: 17-21-407-017-1050

subject to: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2004 and subsequent years;

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 **IN FEE SIMPLE FOREVER**.

Dated this 28<sup>th</sup> day of December, 2004

\_\_\_\_\_  
TYLER D. KAHDEMAN

\_\_\_\_\_  
MARGARET THOMAS KAHDEMAN

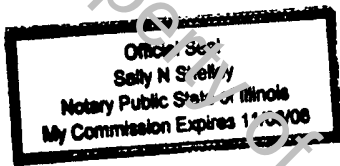
Box 334

# UNOFFICIAL COPY

State of Illinois )  
County of Cook ) SS

The undersigned, a Notary Public for the County and State aforesaid, DOES HEREBY CERTIFY that **Tyler D. Kahdeman and Margaret Thomas Kahdeman**, personally known to or identified by me appeared before me and acknowledged that they signed this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of December, 2004.



*Sally N. Shelley*  
Notary Public

This instrument was prepared by: **Engelman & Smith, 1603 Orrington Avenue, Evanston, IL 60201**

Mail to:  
Tony Shu  
208 S. LaSalle, #1400  
Chicago, IL 60604

Send Subsequent Tax Bills to:  
Peter K. Ng  
1813 S. Clark, #12  
Chicago, IL 60610

STATE TAX		STATE OF ILLINOIS
	JAN.-7.05	REAL ESTATE TRANSFER TAX
	# 0000082323	0038000
		FP 102808
		REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX		COOK COUNTY REAL ESTATE TRANSACTION TAX
	JAN.-7.05	REAL ESTATE TRANSFER TAX
	# 0000082527	0019000
		FP 102802
		REVENUE STAMP

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CITY TAX		CITY OF CHICAGO
	JAN.11.05	REAL ESTATE TRANSFER TAX
	# 000000052	0285000
		FP 102805
		REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

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## EXHIBIT A

1813 S. Clark, #12  
Chicago, IL 60616  
PIN: 17-21-407-017-1050

PARCEL 1:

UNIT U-12 IN THE DEARBORN VILLAGE III CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED FEDERAL STREET, WHICH SURVEY IS ATTACHED AT EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99533893 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF UP-12, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99533893.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO PARCEL 1 AND 2 FOR THE VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND UPON THE FOLLOWING DESCRIBED REAL ESTATE (WHICH EASEMENT SHALL TERMINATE UPON THE SUBMISSION OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY TO THE ILLINOIS CONDOMINIUM ACT BY AMENDMENT TO DEARBORN VILLAGE III CONDOMINIUM DECLARATION AS AN ADD-ON PARCEL): SAID REAL ESTATE DESCRIBED AS FOLLOWS. LOTS 2 THROUGH 7 IN BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THE WEST 1/2 OF VACATED S. FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF LOT 2 AND NORTH OF THE SOUTH LINE OF LOT 7 IN BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.