



Doc#: 0504902267
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 02/18/2005 10:51 AM Pg: 1 of 3



First American Title Insurance Company

FIRST AMERICAN
File # 1028983
104

WARRANTY DEED
ILLINOIS STATUTORY
Tenants in Common

THE GRANTOR(S) Randall S. Royer, divorced and not since remarried, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Anita Yu and Jonathan C. Yu, tenants in common, 11327 Arrowhead Tr., Indian Head Park, IL 60525 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, existing leases and tenancies, public and utility easements; special governmental taxes or assessment for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for 2nd installment 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 as tenants in common forever.

Permanent Real Estate Index Number(s): 17-16-419-004-1229 & 17-16-419-006-1071
Address(es) of Real Estate: 899 S. Plymouth Court, #2309, Chicago, IL 60605

Dated this 10th day of February, 20 05

Randall S. Royer

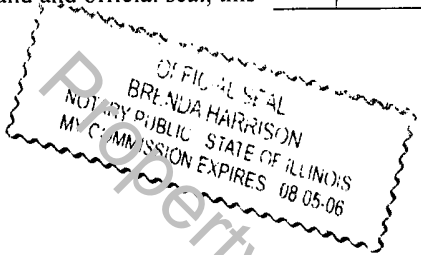
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~~AA~~

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Randall S. Royer, divorced and not since remarried, personally known to me to be the same person(s) whose name(s) 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 10th day of February, 20 05



Brenda Harrison (Notary Public)

Prepared by:

Judy DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, Illinois 60030

Mail To:

Kelly Garner
Attorney at Law
2200 S. Main Street, Suite 310
Lombard, Illinois 60148

Name and Address of Taxpayer:

Anita Yu
11327 Arrowhead Tr.
Indian Head Park, IL 60525

COUNTY TAX
REVENUE STAMP
SEAL OF COOK COUNTY
ILLINOIS
FEB. 15. 05
0000006102

REAL ESTATE TRANSFER TAX
00-167.50
FP 103028

STATE TAX
STATE OF ILLINOIS
DEPARTMENT OF REVENUE
FEB. 15. 05
0000005895

REAL ESTATE TRANSFER TAX
003335.00
FP 103027

CITY TAX
CITY OF CHICAGO
FEB. 15. 05
0000013054

REAL ESTATE TRANSFER TAX
02512.50
FP 102812

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

LEGAL DESCRIPTION - EXHIBIT A

Legal Description: PARCEL 1:

UNIT NO. 2309, IN 899 SOUTH PLYMOUTH COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 2 IN BLOCK 1 IN DEARBORN PARK UNIT NO. 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCKS 127 TO 134, BOTH INCLUSIVE, IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF LOT 2 IN SAID BLOCK 1 IN DEARBORN PARK UNIT NO. 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 155.33 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 90 DEGREES TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED LINE A DISTANCE OF 222.45 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 155.86 FEET TO THE SOUTH EAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 222.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25722540, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

UNIT NUMBERS P71 IN 801 SOUTH PLYMOUTH COURT GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1 AND 2 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCKS 127 TO 134, BOTH INCLUSIVE IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 AND THAT PART OF VACATED SOUTH PLYMOUTH COURT LYING WEST OF AND ADJOINING LOT 1 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1 AFORESAID EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A-2' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26826099 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 3:

EASEMENT FOR VEHICULAR ACCESS AS CREATED BY THE OPERATING COVENANT RECORDED OCTOBER 18, 1983 AS DOCUMENT 26826098 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 26, 1981 AND KNOWN AS TRUST NUMBER 104467 TO NELL H. MCCLURE DATED JANUARY 28, 1987 AND RECORDED FEBRUARY 25, 1987 AS DOCUMENT 87107075 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-16-419-004-1229 Vol. 0511

Property Address: 899 Plymouth Court, # 2309, Chicago, Illinois 60605