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WARRANTY DEED

① GNT #05-0683

THE GRANTOR



WESTERN-TAYLOR LLC

Doc#: 0603703050 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2006 11:51 AM Pg: 1 of 4

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives,

CONVEYS AND WARRANTS TO

~~MING~~ WANG, An Individual

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

~~Parcel 1: Unit 1015-1 in Western-Taylor Condominium as delineated on the survey of the following described parcel of real estate: Lots 24, 25 and 26 (except that part lying West of a line 50 feet East of and parallel with the West line of Section 18) in Wheeler's subdivision of Block 11 in Morris and others subdivision of the West half of the Southwest quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as an exhibit to the Declaration of Condominium recorded September 26, 2005 as Document 0525910107, together with said units undivided percentage interest in the common elements.~~

~~Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves 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.~~

Commonly Known As: 1015 South Western, Unit 1
Chicago, Illinois 60612

P.I.N.: 17-18-327-001, 002, 003

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

DATED this 27th day of January, 2006.

WESTERN-TAYLOR LLC

By: _____

Viktor Jakovljevic

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City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

415546

\$862.50

02/01/2006 11:26 Batch 06272 70

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. -1.06
REVENUE STAMP



0000182355

**REAL ESTATE
TRANSFER TAX**
00057.50
FP326670

STATE OF ILLINOIS
FEB. -1.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000031437

**REAL ESTATE
TRANSFER TAX**
00115.00
FP326660

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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 of Illinois, DO HEREBY CERTIFY that VIKTOR JAKOVLJEVIC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of January, 2006.



Ryszard Skoczek

NOTARY PUBLIC

This instrument was prepared by: Thomas S. Moore
111 W. Washington Street, Suite 1100
Chicago, IL 60602

MAIL TO:

SEND TAX BILLS TO:

Ming Wang
1215 South Western
Chicago, Illinois 60612

1250 S. Indiana Ave
#201

60605

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1015-1 IN WESTERN-TAYLOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 24, 25 AND 26 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18) IN WHEELER'S SUBDIVISION OF BLOCK 11 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 26, 2005 AS DOCUMENT 0526910107, TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PINS: 17-18-327-001-0000 (UNDERLYING), 17-18-327-002-0000 (UNDERLYING), AND 17-18-327-003-0000 (UNDERLYING)

FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS:
1015 S. WESTERN AVENUE, UNIT 1, CHICAGO, IL 60612

THE GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES 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 EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT UNLESS THE TENANT IS THE PURCHASER, IN WHICH CASE THIS SHOULD BE DISCLOSED.