

UNOFFICIAL COPY



07145170450

**LIMITED WARRANTY**  
**DEED**

Doc#: 0714517045 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/25/2007 10:53 AM Pg: 1 of 4

THIS INDENTURE is made this 28<sup>th</sup> day of March, 2007, by and between JIANN-WEN BEE and LENA BEE, husband and wife, party of the first part, hereinafter called "GRANTOR", and **LENA BEE and JIANN-WEN BEE, Trustees, or their successors in trust, under the LENA BEE LIVING TRUST, dated August 31, 2004, and any amendments thereto of Cook County, IL, hereinafter called "GRANTEE".**

**WITNESSETH:** That in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does, by these presents grant, bargain, sell and convey unto Grantee, its successors, assigns, executors or administrators, all of their interest, in and to the following described real estate, situated in of Cook County, Illinois, to-wit:

See legal description attached

PIN: 17-22-110-117-0000 Commonly known as 1235 South Prairie Avenue Private,  
Unit 801, GU-283, S-26, Chicago, Illinois 60605

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anyway appertaining unto the said GRANTEE and unto GRANTEE's heirs, successor and assigns forever, the said GRANTOR hereby covenanting that the premises are free and clear from any encumbrance done or suffered by GRANTOR; and that GRANTOR will warrant and defend the title to said premises unto the said GRANTEE and unto GRANTEE's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through GRANTOR.

City of Chicago

Dept. of Revenue

503226

04/19/2007 11:25 Batch 00712 21



Real Estate

Transfer Stamp

\$0.00

Grantee/Grantor Address:

2985 Walters Avenue, Northbrook, IL 60062

Handwritten notes: m-y, G.C., 5-1, 30, p-3, 17/10

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IN WITNESS WHEREOF; the GRANTOR have hereunto set their hands the day and year first above written.

JIANN-WEN BEE, Grantor

LENA BEE, Grantor

**Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E and Cook County Ordinance 95104, Paragraph E Dated the 28<sup>th</sup> day of March, 2007.**

JIANN-WEN BEE

LENA BEE

## ACKNOWLEDGMENT

STATE OF ILLINOIS )

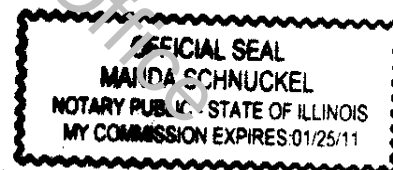
COUNTY OF LAKE )

ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28<sup>th</sup> day of March, 2007, personally appeared JIANN-WEN BEE and LENA BEE, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

Maeda Schnuckel  
Notary Public



This instrument was prepared by and mail to:

Gary R. Waitzman, Attorney at Law,  
250 Parkway Drive, Suite 130, Lincolnshire, IL 60069  
Telephone: (847) 793-9100

Send subsequent tax bills to:

Lena Bee  
2985 Walters Avenue, Northbrook, IL 60062

Grantee/Grantor Address:  
2985 Walters Avenue, Northbrook, IL 60062

MAR-17-07 16:08

FROM: JAY C. LEE, CLERK OF COURT

773-794-1509

T 628

P.04/04

F-266

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1:** **283**

**UNIT 801 AND GU-283 IN THE TOWER RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:**

LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, WEST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND DYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND DYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90°00'00" EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'10" WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13°48'32" WEST A DISTANCE OF 13.17 FEET, THENCE NORTH 70°29'29" EAST, 0.41 FEET; THENCE NORTH 88°19'45" EAST, 5.41 FEET; THENCE SOUTH 00°28'25" WEST, 1.13 FEET; THENCE SOUTH 89°54'00" EAST, 1.72 FEET; THENCE SOUTH 00°11'42" EAST, 2.94 FEET; THENCE SOUTH 88°36'47" EAST, 2.79 FEET; THENCE SOUTH 00°05'25" WEST, 9.70 FEET; THENCE NORTH 89°34'58" EAST, 1.41 FEET; THENCE NORTH 00°18'21" EAST, 0.41 FEET; THENCE SOUTH 89°41'39" EAST, 8.87 FEET; THENCE SOUTH 00°04'18" WEST 0.83 FEET; THENCE SOUTH 89°41'50" EAST, 3.32 FEET; THENCE NORTH 00°18'10" EAST, 1.9 FEET; THENCE NORTH 89°48'37" EAST, 14.33 FEET; THENCE NORTH 00°18'17" EAST, 1.69 FEET; THENCE NORTH 89°52'08" EAST, 14.43 FEET; THENCE SOUTH 00°11'08" EAST, 5.26 FEET; THENCE SOUTH 89°49'40" EAST, 14.33 FEET; THENCE SOUTH 00°07'47" WEST, 25.19 FEET; THENCE SOUTH 89°52'13" EAST, 5.67 FEET; THENCE SOUTH 00°57'07" WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89°59'01" WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-26, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

1235 South Prairie Avenue Private, Chicago, Illinois

P.I.N. 17-22-110-117-0000

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## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 16, 2007

Signature: \_\_\_\_\_

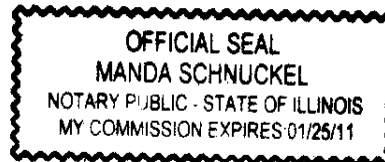
Grantor or Agent

Subscribed and sworn to before me

By the said Gary R. Waitzman

This 16 day of April, 2007

Notary Public Manda Schnuckel



The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date April 16, 2007

Signature: \_\_\_\_\_

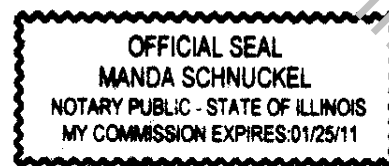
Grantee or Agent

Subscribed and sworn to before me

By the said Gary R. Waitzman

This 16 day of April, 2007

Notary Public Manda Schnuckel



**Note:** Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)