

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

Matthew B. Brotschul
BROTSCHUL POTTS LLC
230 W. Monroe
Suite 2250
Chicago, Illinois 60606



Doc#: 0808816042 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2008 01:56 PM Pg: 1 of 3

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

James Kottaras
Law Office of James Kottaras, P.C.
180 W. Washington
8th Floor
Chicago, Illinois 60602

0803847000454

WARRANTY DEED

THIS INDENTURE, made as of March 28, 2008, from **BRIAN J. BLITZ & TRACY S. BLITZ**, having an address of c/o Brotschul Potts LLC, 230 W. Monroe, Suite 2250, Chicago, Illinois 60606 ("Grantor"), to **XIAOMING ZOU & XIANG YU**, ^{husband + wife} ~~as~~ not as tenants in common or joint tenants, but as Tenants by the ENTIRETY having an address of 400 E. South Water St #2201, Chicago IL 60601 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations of record and otherwise.

JB

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1R IN THE 922 NORTH PAULINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 1/2 OF LOT 12 IN THE SUBDIVISION OF BLOCK 14 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0426519137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0426519137.

P.I.N: 17-06-426-041-1002

PROPERTY ADDRESS: 922 N. PAULINA, UNIT 1R, CHICAGO, ILLINOIS 60622

MAIL TAX BILL TO:

Xiang Yu
922 N Paulina #1R
Chicago, IL 60622