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WARRANTY DEED ILLINOIS



Doc#: 0812011062 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/29/2008 02:44 PM Pg: 1 of 4

THE GRANTORS:

Jason Bogseth married to
Jennifer Grote

Denver, Colorado

of the City of Denver, County of Denver, State of Colorado, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

An Chi Yang, Wen Yang, Johnny Yang

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

"See attached legal description"

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: The following, if any: 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 2007 and subsequent years; the mortgage or trust deed; general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Number: 14-30-116-024-1030

1st AMERICAN TITLE order #

1793928
1/3

Address of Real Estate: 2350 W. George, Chicago, Illinois

Dated this 26th day of March, 2008

Jason Bogseth

Jennifer Grote

408


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CITY OF CHICAGO
 CITY TAX

 APR. 25.08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000017314

REAL ESTATE TRANSFER TAX
02325.00
FP 102812

STATE OF ILLINOIS
 STATE TAX

 APR. 25.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000052250

REAL ESTATE TRANSFER TAX
00310.00
FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 APR. 25.08
 REVENUE STAMP

0000052749

REAL ESTATE TRANSFER TAX
00155.00
FP 103028

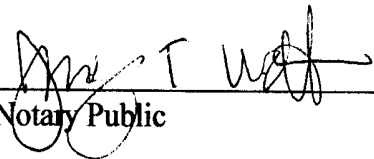
Property of Cook County Clerk's Office

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STATE OF COLORADO)
) ss
COUNTY OF DENVER)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jason Bogseth and Jennifer Grote, personally known to me to be the same people whose names 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.

GIVEN under my hand and official seal, this 26th day of March, 2008.



Notary Public

JUNE 15, 2010
Commission Expires



This instrument was prepared by: Law Office of Katie M. Murphy
2700 N. Halsted, P-11
Chicago, Illinois 60614

MY COMMISSION EXPIRES:
June 15, 2010

MAIL TO:
Philip Chow
2323 S. WENTWORTH
CHICAGO, IL 60616

MAIL SUBSEQUENT TAX BILLS TO:
JOHNNY YANG
2350 W. GEORGE
CHICAGO, IL 60618

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 31 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIVER WALK TOWNHOMES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00-721016, AS AMENDED FROM TIME TO TIME, IN PART OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE DRIVEWAY FOR THE BENEFIT OF UNIT 31, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 00-721016.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS COVENANTS RECORDED AS DOCUMENT NO. 00-170099, AND AS AMENDED.

Permanent Index #'s: 14-30-116-025-1030 Vol. 0532

Property Address: 2350 West George, Chicago, Illinois 60618