

# UNOFFICIAL COPY

## WARRANTY DEED Tenants By The Entirety to Individual

### MAIL TO:

Neal M. Ross & Associates  
233 E. Erie St.  
Suite 300  
Chicago, IL 60611



Doc#: 0908435029 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/25/2009 09:57 AM Pg: 1 of 3

### NAME & ADDRESS OF TAXPAYER:

Cary Alan Chan  
815 W. Altgeld Ave.  
Unit 2N  
Chicago, IL 60614

THE GRANTOR, VISSOTARA TIV and MARGARET NG, husband and wife, of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to CARY ALAN CHAN, a(n) UNmarried man, of Chicago, Illinois, Grantee's Address: 321 West 23<sup>rd</sup> Street, Unit A, Chicago, Illinois 60616, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

UNIT NUMBER 2-N, IN 815-17 WEST ALTGELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27493496, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS:

#### PARCEL 1:

LOT 16 IN DUNNING'S SUBDIVISION OF LOT 20 IN CANAL TRUSTEES' SUBDIVISION IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

ALL THAT PART OF THE VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 16 IN DUNNING'S SUBDIVISION OF LOT 20 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16 RUNNING THENCE SOUTH ALONG THE WEST LINE PRODUCED SOUTH, OF THE 20 FOOT NORTH SOUTH PUBLIC ALLEY EAST OF AND ADJOINING SAID LOT 16 TO A POINT IN SAID WEST LINE PRODUCED SOUTH, 34.5 FEET SOUTH OF THE SOUTH EAST CORNER OF SAID LOT 16, THENCE WEST ALONG A LINE 34.5 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 16, 5 FEET, MORE OR LESS, TO A POINT IN A LINE 20 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF THE 20 FOOT PUBLIC ALLEY SOUTHWESTERLY OF AND ADJOINING LOTS 14 AND 15 IN AFOREMENTIONED DUNNING'S SUBDIVISION OF LOT 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTHWESTERLY ALONG AFOREMENTIONED LINE 20 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF THE LAST MENTIONED ALLEY 48 FEET, MORE OR LESS, TO THE SOUTH WEST CORNER OF LOT 16 AFOREMENTIONED, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 16, 40 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.


FIRST AMERICAN 2/3

File # 1906713

C.J.  
3

# UNOFFICIAL COPY

**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 MAR. 18.09




CITY TAX

791E00000000 #

REAL ESTATE TRANSFER TAX
07350.00
FP 102812

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 MAR. 18.09



STATE TAX


00006045 #

REAL ESTATE TRANSFER TAX
00700.00
FP 103027

REAL ESTATE TRANSFER TAX
00350.00
FP 103028

000060658 #

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 MAR. 18.09



COUNTY TAX

REVENUE STAMP

**UNOFFICIAL COPY**

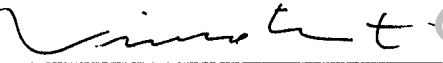
herēby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

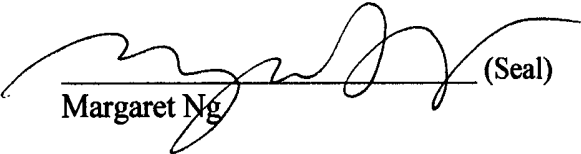
SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

Permanent Real Estate Index Number: 14-29-424-037-1003

Property Address: 815 West Altgeld Street, Unit 2N, Chicago, Illinois 60614

Dated this 10 day of March, 2009.

  
 \_\_\_\_\_ (Seal)  
 Vissotara Tiv

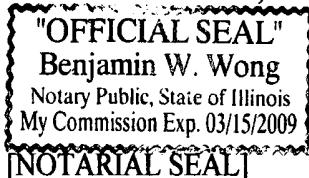
  
 \_\_\_\_\_ (Seal)  
 Margaret Ng

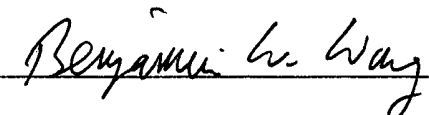
NAME & ADDRESS OF PREPARER:  
 Benjamin W. Wong & Associates, Ltd.  
 2615 N. Sheffield Ave.  
 Chicago, IL 60614

STATE OF ILLINOIS }  
 } SS.  
 COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vissotara Tiv and Margaret Ng, is/are personally known to me to be the same persons 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10 day of March, 2009.



  
 \_\_\_\_\_ Notary Public

My Commission Expires: \_\_\_\_\_