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# UNOFFICIAL COPY



Doc#: 1022818014 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/16/2010 10:52 AM Pg: 1 of 3

1004607 SATURN

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

THE GRANTOR(S) Rohit R. Sharma and Preeti B. Sharma, husband and wife, both 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(S) and WARRANT(S) to Ya Li Chien, of 6613 HYLAND PL. DELTA, BC <sup>N4E3A2</sup> ~~County, Illinois~~, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Private, public and utility easements and roads and highways, covenants, conditions and restrictions of record, special taxes or assessment, general taxes for the year 2009 and subsequent years including taxes, and installments not due at the date hereof of any special tax or assessment.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 17-22-110-107-1060 and 17-22-110-107-1305  
Address(es) of Real Estate: 1515 S. Prairie St., Unit 703 and P-124, Chicago, IL 60605

Dated this 12<sup>th</sup> day of August, 20 10.

Rohit R. Sharma

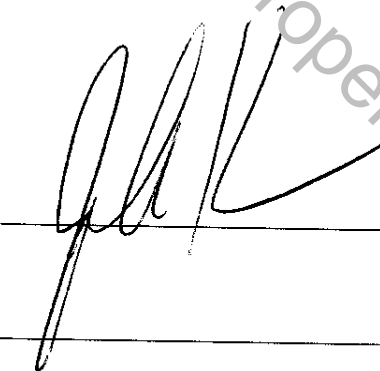
Preeti B. Sharma

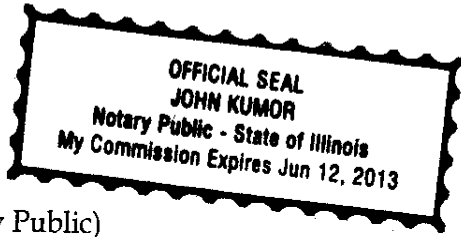
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROHIT R. SHARMA and PREETI B. SHARMA, personally known to me to be the same person(s) whose name(s) 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.

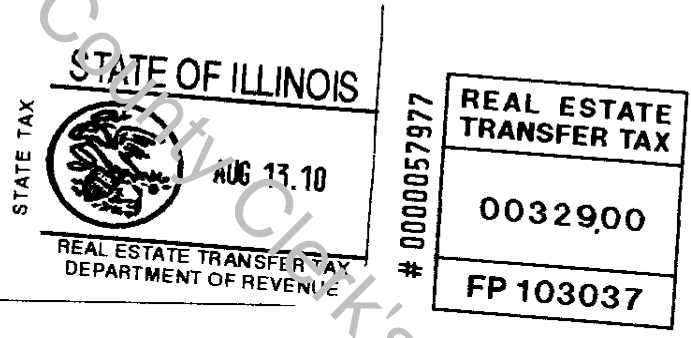
Given under my hand and official seal, this 12<sup>th</sup> day of August, 20 10.

  
\_\_\_\_\_  
(Notary Public)



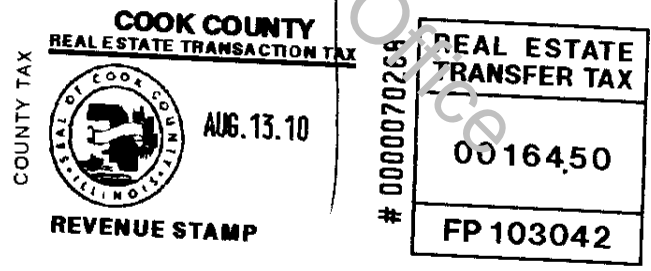
**Prepared by:**

John Kumor, Esq.  
Kumor & Hipple, P.C.  
7642 West Belmont Avenue  
Chicago, Illinois 60634  
(773) 625-2200



**Mail To:**

THOMAS F. FEZZEY  
600 W. ROOSEVELT ROAD  
WHEATON, IL 60187



**Name and Address of Taxpayer:**

Ya Li Chien  
1515 S. Prairie Street, Unit 703  
Chicago, IL 60605

City of Chicago  
Dept. of Revenue  
604181  
8/13/2010 11:20  
dr00191  
Real Estate  
Transfer  
Stamp  
\$3,454.50  
Batch 1,669,863



# UNOFFICIAL COPY

Legal Description

File # : 1004607

Borrower Name: Ya Li Chien

Address: 1515 S. Prairie St., Unit # 703  
Chicago, IL 60605

Pin # : 17-22-110-107-1060 and 1305

Legal Description:

PARCEL 1: UNIT 703 AND P-124 IN THE PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 00' 21" EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 371.0 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE; THENCE SOUTH 89 58'41" EAST 232.93 FEET ALONG SAID EXTENSION; THENCE NORTH 08 24' 46" WEST 441.78 FEET; THENCE NORTH 89 58' 341" WEST 175.10 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 65.38 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 06'23" EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 1.11 FEET ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE BEING AN ARC OF A CIRCLE CONVEX EASTERLY HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 00 04' 42" EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 01' 19" WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89 58'41" EAST 41 .72 FEET; THENCE NORTH 00 01' 19" EAST 198.69 FEET; THENCE NORTH 89 58' 41" WEST 41.72 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030163876, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2003 AS DOCUMENT NUMBER 0030163876.