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WARRANTY DEED

ILLINOIS STATUTORY

Individual(s) to Individual(s)

MAIL TO:

5A41142138/CTHSChrusger 2 263/ho 003

Leo Aube

225 W. Washington

<u>ste. 1700</u>

<u>Chicago . IL 60606</u>

NAME/ADDRESS OF TAXPAYER:

James Tao

Yi-Hua Chen

Unit A-90

1451 S. Prairie

Chicago, Illinois 60605



Doc#: 1126512024 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 09/22/2011 09:41 AM Pg: 1 of 3

RECORDER'S STAMP

The Grantors, FREDDY GARCIA and GLENDYS BRACHO, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT unto

JAMES TAO and YI-HUA CHEN, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY,

the following described property situated in the County of Cock in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number:

17-22-110-035-1081

Commonly Known As:

Unit 4-90, 1451 S. Prairie, Chicago, IL 60605

SUBJECT TO: covenants, conditions, easements and restrictions of record and trespensal real estate taxes for the year 2010 (second installment) and subsequent.

REAL ESTATE TRANSFER		09/09/2011
	CHICAGO:	\$6,150.00
	CTA:	\$2,460.00
A LIES	TOTAL:	\$8,610.00

17-22-110-035-1081 | 20110901600257 | PMHM4D

REAL ESTATE TRANSFER		09/09/2011
	соок	\$410.00
	ILLINOIS:	\$820.00
	TOTAL:	\$1,230.00

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In Witness Whereof, the said Grantors have caused their names to be signed to these presents on or about this 9th day of September, 2011.

By: X Jeddy Swicia

By: X Glendys Bracho
GLENDYS BRACHO

By: for busyland, their agent

State of Illinois

County of Cook

Stoppen The Control of I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(ies), personally known to me to be the same person(s) whose name(s) is / are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on or about this <u>I</u> day of September, 2011.

OFFICIAL SEAL STACY ANN SCHWIEGER

This instrument prepared by: John E. Lovestrand, Esq.

JOHN E. LOVESTRAND, P.C.

30 Green Bay Road Winnetka, IL 60093

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STREET ADDRESS: 1451 SOUTH PRARIE AVENUE

UNIT GA-90

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-22-110-035-1081

LEGAL DESCRIPTION:

PARCEL 1:

UNIT GA-90 IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST 1/4 FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 1,4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST 1/4 OF LOT 1 IN SAID PRAIRIE PLACE TOWNHOMES SUBDIVISION; THENCE NORTH 00 DEGREF, 01 MINUTE, 19 SECONDS EAST, A DISTANCE OF 56.00 FEET ALONG THE NORTHERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES, 58 MINUTES, 41 SECONDS EAST, A DISTANCE OF 102.21 FEET; THENCE SOUTH 00 DEGREE, 01 MINUTE, 19 SECONDS WEST, A DISTANCE OF 1240.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 41 SECONDS WEST, A DISTANCE OF 102.21 FEET TO THE EAGT LINE OF SAID LOT 1; THENCE NORTH 00 DEGREE, 01 MINUTE, 19 SECONDS EAST, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IN ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 AS DOCUMENT DOCUMENT 96318235, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST JN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PLACEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080034, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESALD. FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN ITE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035, IN COOK COUNTY, ILLINOIS.