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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

WARRANTY DEED
ILLINOIS STATUTORY
Individual(s) to Individual(s)

SAY 42138/CTC/Schwinger/2063/no obs.

MAIL TO:
Leo Aibel
225 W. Washington
Ste. 1700
Chicago, IL 60606

NAME/ADDRESS OF TAXPAYER:
James Tao
Yi-Hua Chen
Unit A-90
1451 S. Prairie
Chicago, Illinois 60605

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 Cook 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 A-90, 1451 S. Prairie, Chicago, IL 60605

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general 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
TOTAL:	\$8,610.00

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

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S Y
P 3
S N
SC Y
INT 7

Box 334

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STREET ADDRESS: 1451 SOUTH PRAIRIE 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 DEGREE, 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 EAST 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 IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 AS DOCUMENT 96318235, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 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 DECEMBER 29, 1994 AS DOCUMENT 04080034, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 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 DECEMBER 29, 1994 AS DOCUMENT 04080035, IN COOK COUNTY, ILLINOIS.