

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1217218081 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/20/2012 03:30 PM Pg: 1 of 2

THE GRANTOR 3216 GARAGE CORPORATION, an Illinois corporation of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to: **YUE MAN SITU and WEI GE**, husband and wife having an address of 2815 South Wells Street, 3rd Floor Front, Chicago, Illinois. Grantees, ~~not~~ as Joint Tenants with rights of survivorship the following described Real Estate situated in the County of Cook, State of Illinois:

Legal Description: Units 601 and P-44 in Morgan Lofts Condominium, as delineated and defined in the Declaration recorded on January 10, 2007 as document number 0701015044, as Amended from time to time, together with its undivided percentage interest in the common elements in Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to covenants, conditions and restrictions of record, public and utility easements acts done by or suffered through Buyer, general taxes from 2011 not due and payable at this time closing.

Property Address: 974 West 35th Place, Unit 601, P-44, Chicago, Illinois 60609
Pin # 17-32-402-026-1045 and 17-32-402-026-1104

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

This deed is further subject to the terms and provisions contained in the Declaration of Condominium for Morgan Lofts Condominium pursuant to the Condominium Property Act recorded with the Cook County Recorder of Deeds on January 10, 2007 as document number 0701015044 relating in part to and among other things, covenants, conditions restrictions and reciprocal easements between the commercial and residential property.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, casements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

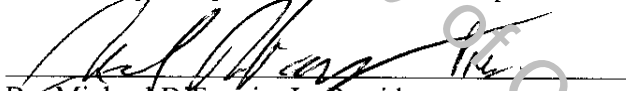
COOK COUNTY RECORDER OF DEEDS
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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND, subject to:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by the **MORGAN LOFTS CONDOMINIUM ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on January 10, 2007 as document number 0701015044 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Condominium, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) party wall rights and agreements; (g) roads and highways; (h) and all leases and licenses to the common elements; and such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

DATED this 12th day of June 2012
REAL ESTATE TRANSFER 06/15/2012

3216 Garage Corporation, an Illinois corporation


By: Michael DiFoggio, Its President




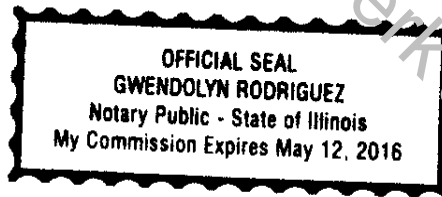
CHICAGO: \$975.00
CTA: \$390.00
TOTAL: \$1,365.00

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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, do hereby certify, that Michael DiFoggio, President of 3216 Garage Corporation, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said such officer did also then and there acknowledge that he, did affix the same to said instrument with the authority granted by such corporation.

GIVEN under my hand and official seal this 12th day of June, 2012


Notary



Mail To:
Yue Man Situ and Wei Ge

Send Subsequent tax bills to:
Yue Man Situ and Wei Ge

974 W. 35th Place #601
Chicago IL 60609



This Document was prepared by Richard Indyke, 221 N. LaSalle St., Suite 1200, Chicago, IL 60601-1305

REAL ESTATE TRANSFER 06/20/2012



COOK \$65.00
ILLINOIS: \$130.00
TOTAL: \$195.00

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