

UNOFFICIAL COPY



WARRANTY DEED

THE GRANTORS, SHU-HAW SHEEN and DARIA SHEEN, husband and wife, and PHILIP SHEEN, a married man, ^W ^W ^W WENDY SHEEN For and in consideration of Ten Dollars, in hand paid, and Other good and valuable consideration, the Receipt and sufficiency of which is hereby Acknowledged, do hereby grant and convey to MICHAEL J. DROUET and CHRISTINA U.K. DROUET, Husband and Wife, to have and to hold NOT as Joint Tenants, Not as Tenants in Common, but as Husband and Wife in Tenancy by the Entirety, the following described property located Within the County of Cook, and State of Illinois, to wit:

Doc#: 1217335030 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2012 11:07 AM Pg: 1 of 3

See Legal Description Attached Hereto


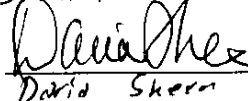
Parcel Numbers 17-10-318-058-1023 Vol. 0510
17-10-318-058-1500 Vol. 0510
Address of Real Estate: 340 E. Randolph, Unit #500, Chicago, IL 60601

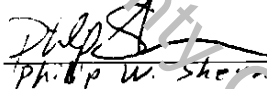
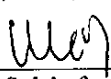
First American Title
Order # 2301726

Subject to general taxes for the year 2011 and subsequent years; installment, if any, not due at the date hereof or any special tax or assessments for improvements heretofore completed; building lines and building line restrictions of record; zoning and building laws and ordinances; private, public and utility easements; and covenants and restrictions of record as to use and occupancy.

Grantors hereby release and waive all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois.
NOT HOMESTEAD PROPERTY

Dated this 11th day of June, 2012.

 (Sealed)
SHU-HAW SHEEN
 (Sealed)
Daria Sheen


 (Sealed)
Philip W. Sheen
 (Sealed)*
Wendy Sheen

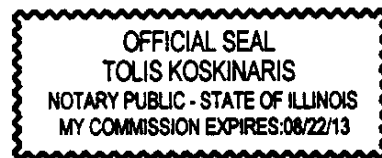
*Solely for the purpose of waiving homestead rights, if any.

State of) SS
County of)

I, the undersigned, a Notary Public in and for said County, do hereby certify that SHU-HAW SHEEN and DARIA SHEEN, husband and wife, and PHILIP SHEEN and WENDY SHEEN, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the purposes and uses set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of June, 2012.

 Notary Public



Mail tax Bill to:
MICHAEL J. DROUET & CHRISTINA U.K. DROUET
340 E. Randolph, Unit #500,
Chicago, IL 60601

Mail Recorded Deed to:
Attorney Gael Morris
2835 N. Sheffield, #232
Chicago, IL 60657

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Property of Cook County Clerk's Office

	06/13/2012
REAL ESTATE TRANSFER	
CHICAGO:	\$4,312.50
CTA:	\$1,725.00
TOTAL:	\$6,037.50
17-10-318-058-1023 20120601601684 5EXNHV	

	06/13/2012
REAL ESTATE TRANSFER	
COOK	\$287.50
ILLINOIS:	\$575.00
TOTAL:	\$862.50
17-10-318-058-1023 20120601601684 S6T5AC	

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 500 AND P3-16 IN THE 140 ON THE PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FOR DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT NUMBER 0030301045 TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY, INCLUDING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFORESAID, AS DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USE OF WALLS FOR SEPARATION AS DEFINED, DESCRIBED AND CREATED BY THE PARCELS 16, 17 AND 17A DECLARATION, DEVELOPMENT AND EASEMENT AGREEMENT DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632010, AND NON-EXCLUSIVE EASEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY AS DESCRIBED, DEFINED AND CREATED BY THE EASEMENT AGREEMENT DATED MAY 9, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616745017. WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717322066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE SP4-12, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717322066.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0717322065.