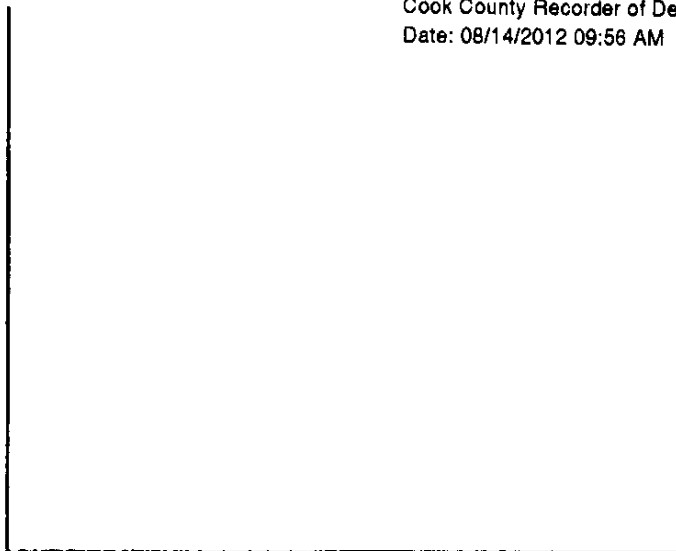


UNOFFICIAL COPY



Doc#: 1222742040 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/14/2012 09:56 AM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL**



Property of Cook County Clerk's Office

THE GRANTOR(S) Francisco M. Ochoa, married and Monica Ochoa, married, of the City of Chicago, County of Cook, State of IL 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 Jesus H. Delgado-Jenkins, of 7402 Caruth Blvd, Dallas, TX 75225 the County of _____, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

This is NOT HOMESTEAD PROPERTY FOR GRANTORS

SUBJECT TO: Covenants; conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-22-110-125-1041 17-22-110-125-1209

Address(es) of Real Estate: 1235 S. Prairie Ave., #907 and GU-13
Chicago, IL 60605

Dated this 5TH day of July, 20 12

Francisco M. Ochoa
Francisco M. Ochoa

Monica Ochoa
Monica Ochoa

S Y
P 3
S N
SC Y
[Signature]

FIRST AMERICAN TITLE order # 2315231
1071



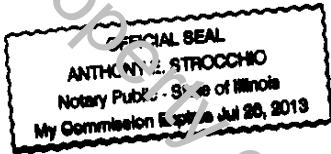
Warranty Deed - Individual

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Francisco M. Ochoa and Monica Ochoa, 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 5th day of July, 2012.



Anthony E. Strocchio
Notary Public

Prepared by:
Law Office of Judy DeAngelis
767 Walton Lane
Walton, IL 60030

Mail to:
Judy DeAngelis
Attorney at Law
767 Walton Lane
Graylake, IL 60030

Name and Address of Taxpayer:
Jesus H. Delgado-Jenkins
1235 S. Prairie Ave., #907
Chicago, IL 60605

REAL ESTATE TRANSFER		08/03/2012
CHICAGO:		\$1,687.50
CTA:		\$675.00
TOTAL:		\$2,362.50

17-22-110-125-1041 | 20120801600270 | 9A8QCU

REAL ESTATE TRANSFER		08/03/2012
COOK:		\$112.50
ILLINOIS:		\$225.00
TOTAL:		\$337.50

17-22-110-125-1041 | 20120801600270 | K1S2W

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

Legal Description: PARCEL 1:

UNIT 907 AND GU-13 IN THE TOWER RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 135.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 29 SECONDS EAST, 0.41 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 45 SECONDS EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, 1.13 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST, 0.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 1.99 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 08 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 07 SECONDS WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532041, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-41, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC. AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.

Permanent Index #'s: 17-22-110-125-1041 Vol. 0512 and 17-22-110-125-1299 Vol. 0512

Property Address: 1235 South Prairie Avenue, Unit 907, Chicago, Illinois 60605