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First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**



Doc#: 1226233128 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/18/2012 02:19 PM Pg: 1 of 2

First American Title
Order # 2293433

THE GRANTOR(S), Kenneth P. Zielmanski, Jr., an unmarried man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Eric Chai Lim and Klyoka Takahashi (GRANTEE'S ADDRESS) 236 Tudor Lane, Schaumburg, Illinois 60193 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1:

Unit 3 in 2520 North Wayne Condominium as delineated on a survey of the following described real estate:

Lot 15 in the Subdivision of the East 207.16 feet of Lot 13 lying West of the East line of Ward Street in the County Clerks Division of Block 43 in Sheffield's Addition to Chicago in Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the declaration of condominium recorded as document number 0532615102, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space (P-1) and Storage Space (S-3), a limited common element as delineated on a survey attached to the declaration aforesaid recorded as document number 0532615102.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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): 14-29-314-052-1003
Address(es) of Real Estate: 2520 N. Wayne Ave #3, Chicago, Illinois 60614

Dated this 4th day of September, 20 12.

Kenneth P. Zielmanski, Jr.

Warranty Deed

S 4
P 2
S N
SC 4
INT 4

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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, CERTIFY THAT Kenneth P. Zielmanski, Jr., 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, sealed and delivered the said instrument as his/her/ 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 4th day of September, 20 12.



[Signature] (Notary Public)

Prepared by:


Hawbecker and Garver, LLC
35 S. Garfield
Hinsdale, IL 60521

Mail to:



Gabe Calzaretta Associates LLC
1834 Walden Office Sq. Ste 500
Schaumburg, IL 60173

Name and Address of Taxpayer:

ERIC CRAI LIM
236 TUDOR LANE
SCHAUMBURG, IL 60193

REAL ESTATE TRANSFER	09/11/2012
 CHICAGO:	\$3,225.00
CTA:	\$1,290.00
TOTAL:	\$4,515.00

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REAL ESTATE TRANSFER	09/11/2012
  COOK	\$215.00
ILLINOIS:	\$430.00
TOTAL:	\$645.00

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