



13092420240

Doc#: 1309242024 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/02/2013 09:20 AM Pg: 1 of 3



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

111025ASA  
111025ASA

THE GRANTOR(S), Michael Henry and Veranda G. Willis as husband and wife, 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 Warranty(s) to Andrew Wong and Xuexue Zhang as ~~tenants in common~~, joint tenants, ~~or tenancy by the entirety~~, (choose one) all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:**

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways. Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2012 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years  
*Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, grantee is further prohibited from conveying the property for a sales price greater than \$14,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are NOT personal to the grantee.*  
Permanent Real Estate Index Number(s): 17-33-423-022-4017  
Address(es) of Real Estate: 3522 South State Street, Unit 306, Chicago, IL 60609

Dated this 14<sup>th</sup> day of March, 2013

\_\_\_\_\_  
Michael Henry

\_\_\_\_\_  
Veranda G. Willis

REAL ESTATE TRANSFER	03/22/2013
	CHICAGO: \$712.50
	CTA: \$285.00
	TOTAL: \$997.50
17-33-423-022-4017   20130301604664   URFPPG	

REAL ESTATE TRANSFER	03/22/2013
	COOK: \$47.50
	ILLINOIS: \$95.00
	TOTAL: \$142.50
17-33-423-022-4017   20130301604664   7YKHH9	

334

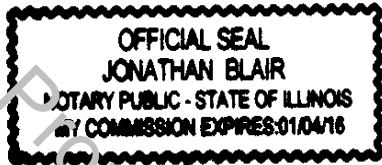
Y  
3  
N  
Y  
INT

# 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 Michael Henry and Veranda G. Willis, 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 14<sup>th</sup> day of March, 2013



[Signature] (Notary Public)

**Prepared By:** Bradford Miller Law, PC  
134 N. LaSalle, Suite 1040  
Chicago, IL 60602

**After Recording Mail To:**

Andrew Wong  
1000 W 15th st Unit 230  
Chicago IL 60608

**Name & Address of Taxpayer:**

Andrew Wong  
1000 W 15th st Unit 230  
Chicago IL 60608

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**STREET ADDRESS:** 3522 STATE #306

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 17-33-423-022-4017

**LEGAL DESCRIPTION:**

PARCEL 1:

THE IMPROVEMENTS THAT OCCUPY THAT PART OF THE LAND DESCRIBED AS:

UNIT BC4-306 IN THE BOULEVARD SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN BLOCK B, ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 18, 2007 AS DOCUMENT NUMBER 0719915101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

LEASEHOLD ESTATE CREATED BY THE GROUND LEASE ENTERED INTO BY AND BETWEEN CHICAGO HOUSING AUTHORITY (LESSOR) TO PARK BOULEVARD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (LESSEE), RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418106, FOR THAT PART OF THE LAND DESCRIBED AS:

UNIT BC4-306 IN THE BOULEVARD SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT PARKING SPACE BC4-P19, AS DELINEATED AND DEFINED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS DESCRIBED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK BOULEVARD MADE BY PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND DATED AS OF NOVEMBER 1, 2005 AND RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418100, OVER AND ACROSS THE LAND AND FOR THE PURPOSES DESCRIBED THEREIN.