

# UNOFFICIAL COPY



13150411460

Doc#: 1315041146 Fee: \$40.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/30/2013 03:53 PM Pg: 1 of 2

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

2/3

THE GRANTOR, PATRICK A. SCHMITT, a single man, of the City of Chicago, County of Cook, State of Ill., for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to YANNING SUN, individually, of Chicago, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: **and not a party to a Civil Union**  
SEE RIDER ATTACHED

130250301401

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD, individually.

SUBJECT TO, IF ANY: 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 bylaws, ~~existing leases and tenancies~~; if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 14-32-402-023-1003  
/AVE. UNIT 3  
Address of Real Estate: 1906 N. KENMORE CHICAGO, ILLINOIS 60614

DATED this 6 day of MAY, 2013.

PATRICK A. SCHMITT

(SEAL)

STATE OF IL,  
COUNTY OF COOK ) SS.

Attorneys' Title Guaranty Fund, Inc.

REAL ESTATE TRANSFER		05/17/2013
COOK		\$282.50
ILLINOIS:		\$565.00
TOTAL:		\$847.50

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICK A. SCHMITT, personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 6 day of MAY, 2013.

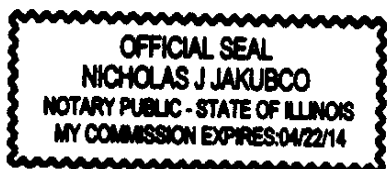
NOTARY PUBLIC

This Instrument was prepared by: JAKUBCO RICHARDS & JAKUBCO, P.C., 2224 W. Irving Park Road, Chicago, IL 60618.

MAIL TO:  
Shane Mowery  
3703 W. Irving Park Rd.  
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:  
Yanning Sun  
1906 N. Kenmore #3  
Chicago, IL 60614

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REAL ESTATE TRANSFER		05/17/2013
CHICAGO:		\$4,237.50
CTA:		\$1,695.00
TOTAL:		\$5,932.50

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## LEGAL DESCRIPTION RIDER

**Legal Description:**

UNIT NO. 3 IN MAUD AND SEMINARY TOWNHOUSE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN THE RESUBDIVISION OF LOTS 86 AND 87 IN THE SUBDIVISION OF LOT 3 AND THE NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 32, 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 20106621 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:**

Property ID: 14-32-402-023-1003

**Property Address:**

1906 North Kenmore Avenue, Unit 3  
Chicago, IL 60614

Property of Cook County Clerk's Office