



13193260360

Doc#: 1319326036 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2013 10:56 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Mail To:

Kevin Skainik
305. ~~1507~~ Wacker Drive
Suite ~~650~~ 1635
Chicago, IL 60606

Send Subsequent Tax Bills To:

Xiaohua ~~X~~ XU
949 W. Madison Street
Unit 610
Chicago, IL 60607

RECORDER'S STAMP

THE GRANTOR, Justin O. Guthrie, a married man, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Xiaohua ~~X~~, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Conditions, covenants and restrictions of record, public and utility easements; special government taxes and assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for second installment 2012 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-17-206-014-1144 (Unit B610); 17-17-206-014-1144¹⁰ (PB²)

Property Address: 949 W. Madison Street, Unit 610, Chicago, IL 60607

REAL ESTATE TRANSFER	06/14/2013
COOK	\$192.50
ILLINOIS:	\$385.00
TOTAL:	\$577.50
17-17-206-014-1144 20130601604089 V9BPCL	

REAL ESTATE TRANSFER	06/14/2013
CHICAGO:	\$2,887.50
CTA:	\$1,155.00
TOTAL:	\$4,042.50
17-17-206-014-1144 20130601604089 3RCV56	

Dated this 11 day of June, 2013.

Justin O. Guthrie

Charlotte Lux, solely executing to release rights of homestead

X/3/Y/5
SPS
SCY/5
INT/5
ER

ST 5/14/16 05

AM

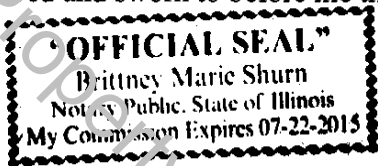
Box 334 Noalest

UNOFFICIAL COPY

STATE OF Illinois)
)SS
COUNTY OF Cook)

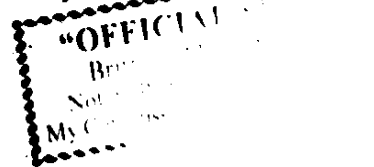
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Justin O. Guthrie and Charlotte Lux, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 11th day of June, 2013.



[Handwritten Signature]

Notary Public



My Commission Expires: 07-22-2015

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 5C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Kevin Skainik
305. ~~1507~~ Wacker Drive
Suite ~~650~~ 1625
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Xiaohua ~~XU~~ XU
949 W. Madison Street
Unit 610
Chicago, IL 60607

CLERK'S OFFICE OF COOK COUNTY

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5141605 SNC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT NUMBERS B-610 AND PB-2 IN THE MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3, IN BLOCK 4, IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 1,2,3,4 AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: LOTS 14, 15 AND 16 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99831947, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.