

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS:

ZANE E. RIGDEN and

LEE ANN HULTEEN,

Husband and wife,

of the City of Chicago,

State of Illinois, for and

in consideration of Ten and

no/100 Dollars (\$10.00) in

hand paid, and other good

and valuable consideration, CONVEY and WARRANT to

TING J. WANG and HUR-LI LEE, husband and wife,

4072 North Downer Avenue, Shorewood, WI 53211

Not as tenants in common, not as joint tenants, but TENANTS BY THE ENTIRETY, the

following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Subject to the following permitted exceptions, if any,: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2012 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

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 said premises, not as tenants in common, not as joint tenants, but TENANTS BY THE ENTIRETY, forever.

STREET ADDRESS: 308 East 17th Street, Chicago, Illinois 60616

PIN: 17-22-304-063-0000

DATED THIS 24 DAY OF JUNE, 2013.



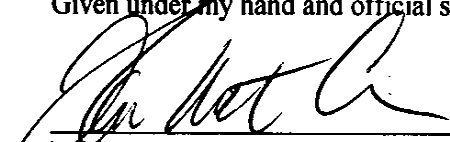
ZANE E. RIGDEN



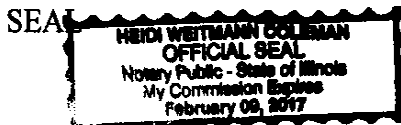
LEE ANN HULTEEN

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ZANE E. RIGDEN, 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.

Given under my hand and official seal, this 19 day of June, 2013.



NOTARY PUBLIC



S Y
P 3
S N
SC Y
INT D



13203121150

Doc#: 1320312115 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

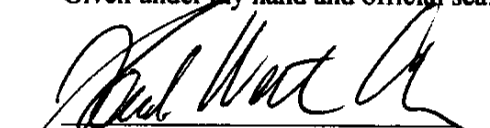
Cook County Recorder of Deeds

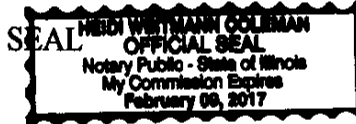
Date: 07/22/2013 10:37 AM Pg: 1 of 3

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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, DO HEREBY CERTIFY that LEE ANN HULTEEN, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and official seal, this 27 day of June, 2013.


NOTARY PUBLIC




This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.



Mail To:

Send Subsequent Tax Bills To:

Ting J. Wang
308 East 17th Street
Chicago, IL 60616

Ting J. Wang
308 East 17th Street
Chicago, IL 60616

REAL ESTATE TRANSFER	07/02/2013
 CHICAGO:	\$4,950.00
CTA:	\$1,980.00
TOTAL:	\$6,930.00
17-22-304-063-0000 20130601607208 8N45GS	

REAL ESTATE TRANSFER	07/02/2013
  COOK	\$330.00
ILLINOIS:	\$660.00
TOTAL:	\$990.00
17-22-304-063-0000 20130601607208 J1F382	

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Address Given: 308 East 17th Street
Chicago, IL 60616

Property Tax No(s): 17-22-304-063-0000

Legal Description:

PARCEL 1:

UNIT 308 THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE 66 FOOT WIDE EAST 18TH STREET WITH THE EAST LINE OF THE 66 FOOT WIDE SOUTH PRAIRIE AVENUE; THENCE NORTH 00 DEGREES 05 MINUTES 55 SECONDS WEST ALONG THE SAID EAST LINE OF PRAIRIE AVENUE A DISTANCE OF 404.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 93.88 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 53 MINUTES 12 SECONDS MEASURED CLOCKWISE, EAST TO SOUTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED; BEING ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 40.18 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.03 FEET; THENCE SOUTHWEST ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE WEST TO SOUTHWEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.83 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE, SOUTHWEST TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 6.67 FEET; THENCE NORTHWEST ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES MEASURED CLOCKWISE, WEST TO NORTHWEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.83 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTHWEST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 6.80 FEET; THENCE NORTHEAST ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTH TO NORTHEAST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.83 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHEAST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 31.39 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CONTAINED IN THE GRANT OF EASEMENT RECORDED OCTOBER 23, 2003 AS DOCUMENT NUMBER 0329632054.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CONTAINED IN THE GRANT OF EASEMENT RECORDED MAY 19, 2005 AS DOCUMENT NUMBER 0513903010.