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1321026103

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1321026103 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2013 12:42 PM Pg: 1 of 3

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1 of 2

CT

Property of Cook County Clerk's Office

THE GRANTOR, ROMAN LERMAN a married man, of the County of Wood, State of Wisconsin, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto GRANTEE JOHNNY MEI, 2307 S. STEWART AVE., UNIT K

**Strike Inapplicable

- (a) ~~as Tenants in Common~~
- (b) ~~not as Tenants in Common, but as Joint Tenants~~
- (c) ~~Not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety~~

(GRANTEE'S ADDRESS) of 2307 S. Stewart Avenue, #K, Chicago, Illinois 60616, 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:

Legal Description attached hereto as Exhibit "A"

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): 17-17-228-020-1027 & 17-17-228-020-1052
Address of Real Estate: 812 W. Van Buren St. unit 4 H, Chicago, Illinois 60607

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; and the Declaration of Condominium Ownership, as amended from time to time.

REAL ESTATE TRANSFER

CHICAGO: \$1,443.75
CTA: \$577.50
TOTAL: \$2,021.25

17-17-228-020-1027 | 20130601607145 | 8LEJLL

07/07/2013

REAL ESTATE TRANSFER

COOK: \$96.25
ILLINOIS: \$192.50
TOTAL: \$288.75

17-17-228-020-1027 | 20130601607145 | 3PGKAA

07/07/2013

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Dated this 24 day of June, 2013

Grantor:

Grantor:

Roman Lerman

ROMAN LERMAN

STATE OF ~~ILLINOIS~~ ^{Wisconsin MB})
COUNTY OF ~~COOK~~ ^{WOOD MB}) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROMAN LERMAN, a married man, 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/she signed, sealed and delivered the said instrument as his/her 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 24 day of June, 2013.

Mary Bunge
Notary Public Mary Bunge

Prepared By: William Mosconi, Esq.
DEFRENZA MOSCONI, PC
707 Skokie Boulevard, Suite 410
Northbrook, Illinois 60062

Mail To: Jeffrey E. Rochman, Esq.
JEFFREY E. ROCHMAN & ASSOCIATES, LTD
55 W. Monroe Street, Suite 3950
Chicago, Illinois 60603

Taxpayer: Johnny Mei
812 W. Van Buren St. unit 4 H
Chicago, Illinois 60607

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EXHIBIT 'A' Legal Description

PARCEL 1:

UNIT NUMBERS 4H AND G6 IN THE WESTGATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION + 15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION + 27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT LR3891819, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS LR3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY".