

# UNOFFICIAL COPY



## Warranty Deed

ILLINOIS

Doc#: 1324126065 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2013 11:30 AM Pg: 1 of 2

*Above Space for Recorder's Use Only*

THE GRANTOR(s) MP Properties, LLC for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Chin Chih Tseng of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2012 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-10-127-019-1391 and 17-10-127-019-1609

Address(es) of Real Estate: 440 N Wabash Ave, Unit 1204, Chicago, IL 60611

The date of this deed of conveyance is 7/26/2013.

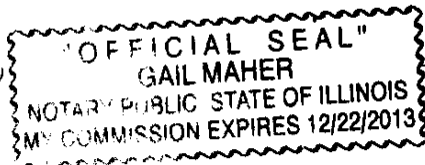
MP Properties, LLC

State of IL, County of Cook SS. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Paul E. Mahan personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*(Impress Seal Here)*

Given under my hand and official seal 7/26/13.

*(My Commission Expires \_\_\_\_\_)*



Notary Public

Notary Public

**BOX 15**

© By FNTIC 2011

S  
P  
S  
SC  
INT

REAL ESTATE TRANSFER	08/14/2013
CHICAGO:	\$1,968.75
CTA:	\$787.50
<b>TOTAL:</b>	<b>\$2,756.25</b>



17-10-127-019-1391 | 20130701601948 | RKRM23

REAL ESTATE TRANSFER	08/14/2013
COOK	\$131.25
ILLINOIS:	\$262.50
<b>TOTAL:</b>	<b>\$393.75</b>



17-10-127-019-1391 | 20130701601948 | 9KAQ96

FIDELITY NATIONAL TITLE 51010662

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as: 440 N Wabash Ave, Unit 1204, Chicago, IL 60611

Legal Description:

**PARCEL 1:**

**UNIT NUMBERS 1204 AND P-342 IN THE PLAZA 440 PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 12 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0501339142, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENTS FOR THE BENEFIT OF PARCEL(S) 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 89572741, AS AMENDED BY DOCUMENT 93070550, AND SUB-DECLARATION PERTAINING TO THE RESIDENTIAL, RETAIL AND GARAGE PORTIONS OF THE PROPERTY COMMONLY KNOWN AS 440 NORTH WABASH, CHICAGO, ILLINOIS RECORDED AS DOCUMENT NUMBER 0501339141.**

This instrument was prepared by:

Mark Edison  
Law Office Mark E. Edison PC  
1415 W. 22nd Street Tower Floor  
Oak Brook, IL 60523

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Send subsequent tax bills to:

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