

# UNOFFICIAL COPY

## WARRANTY DEED

### Mail to:

Edward J. Moran, Esq.  
Law Offices of Edward J. Moran  
Three First National Plaza  
Suite 5750  
Chicago, IL 60602

### Mail Tax Bill to:

EDWARD WAN



Doc#: 1335419109 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/20/2013 03:01 PM Pg: 1 of 3

**FIDELITY NATIONAL TITLE** 51013408 <sup>lot 10</sup> (the above space is reserved for recorder's use only)

**GRANTOR, OSCAR C. TUAZON CO-TRUSTEE AND JOSEFA G. TUAZON CO-TRUSTEE UNDER THE OSCAR C. TUAZON AND JOSEFA G. TUAZON DECLARATION OF LIVING TRUST DATED NOVEMBER 27, 2007**, residing at 615 S. RADBURY PLACE, DIAMOND BAR, CALIFORNIA 91765, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, does hereby warrant and convey to **GRANTEE: EDWARD WAN**, a single man never married, of 5050 SOUTH LAKE SHORE DRIVE UNIT 2307S, CHICAGO, ILLINOIS 60615, the following described real estate (the "Property") located in Chicago, Cook County, Illinois:

### PARCEL 1:

**UNIT 2906 IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4A AND 4B, IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26, 2005, AS DOCUMENT 0529910137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

### PARCEL 2:

**EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.**

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**PIN: 17-09-241-036-1223**  
**Commonly known as: 545 NORTH DEARBORN STREET, UNIT 2906 CHICAGO, ILLINOIS, 60654**


SUBJECT TO: (1) General Real estate taxes for the year 2013 and subsequent years; (2) Building, building line and use or occupancy restrictions, conditions and covenants of record; (3) Zoning laws and Ordinances; (4) Easements for public utilities; (5) Covenants, conditions and restrictions of record, public and utility easements and roads and highways

**WAIVER OF HOMESTEAD.** Grantor does hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

10th IN WITNESS WHEREOF, the said Grantor has set forth her hand and seal as of this day of December, 2013.



**Grantor:**

By: [Signature]  
**OSCAR C. TUAZON**  
CO-TRUSTEE UNDER THE OSCAR C. TUAZON AND JOSEFA G. TUAZON DECLARATION OF LIVING TRUST DATED NOVEMBER 27, 2007

REAL ESTATE TRANSFER		12/18/2013
	<b>CHICAGO:</b>	\$1,725.00
	<b>CTA:</b>	\$690.00
	<b>TOTAL:</b>	\$2,415.00
17-09-241-036-1223   20131201604178   SDKMU1		

**Grantor:**

By: [Signature]  
**JOSEFA G. TUAZON**  
CO-TRUSTEE UNDER THE OSCAR C. TUAZON AND JOSEFA G. TUAZON DECLARATION OF LIVING TRUST DATED NOVEMBER 27, 2007

REAL ESTATE TRANSFER		12/18/2013
 	<b>COOK</b>	\$115.00
	<b>ILLINOIS:</b>	\$230.00
	<b>TOTAL:</b>	\$345.00
17-09-241-036-1223   20131201604178   UETNRW		

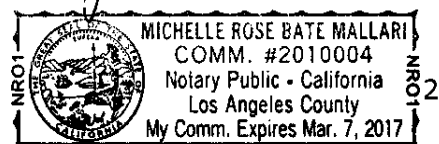
### ACKNOWLEDGMENT BY NOTARY PUBLIC

State of CALIFORNIA )  
 ) SS:  
County of LOS ANGELES )

The undersigned, a Notary Public in and for the County and State, do hereby CERTIFY that **OSCAR C. TUAZON** as Grantor, 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 and delivered the said instrument for the purposes set forth in the said instrument.

Given under my hand and official seal, this 10th day of DECEMBER 2013 [Signature]

[Signature]  
Notary Public



# UNOFFICIAL COPY

State of CALIFORNIA )  
County of LOS ANGELES ) SS:

The undersigned, a Notary Public in and for the County and State, do hereby CERTIFY that **JOSEFA G. TUAZON** as Grantor, 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 and delivered the said instrument for the purposes set forth in the said instrument.

Given under my hand and official seal, this 10th day of DECEMBER 2013 *MS Mallari*  
~~September, 2012.~~

*MS Mallari*  
\_\_\_\_\_  
Notary Public

**Prepared by:**  
The Law Office of Vasili Economopoulos, P.C.  
17 N. Wabash Ave. Suite 660  
Chicago, IL 60602



Property of Cook County Clerk's Office