

10602



Doc#: 1400855127 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2014 03:09 PM Pg: 1 of 3

MAIL TO:

The Law Office Of
Jason M. Chmielewski, P.C.
10 S. LaSalle Street Suite 3500
Chicago, Illinois 60603

SEND TAX BILL TO:

Mario P. Minotti
420 E Waterside DR
414
Chicago IL 60601

WARRANTY DEED

THE GRANTOR, HWA ZA KANG, married to DUCK S. KANG, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEES, MARIO P. MINOTTI and PIER L. MINOTTI, of Crown Point, Indiana, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property is not homestead property for Grantor or Grantor's Spouse.

To Have and To Hold said premises as ~~Tenants in Common~~ / Joint Tenants / ~~Tenants by the Entirety~~ (strike two) forever.

Subject to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 days period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of the deed. These restrictions shall run with the land are not personal to the Grantee.

Permanent Real Estate Index Numbers: 17-10-400-035-1029 and 17-10-400-035-1555 ✓

Address of Real Estate: 420 E. Waterside Drive, Unit 414, Chicago, IL 60601 ✓

Dated this 27th day of December 2013.

Hwa Za Kang

Duck S. Kang

EXEMPT TRANSFER UNDER THE REAL ESTATE TRANSFER ACT, SECTION 305(A)(2) (35 ILCS 305/A)

Dated this 27th day of December 2013.

Hwa Za Kang

Duck S. Kang

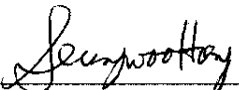
PRECISION TITLE
PTC 15035

UNOFFICIAL COPY**LEGAL DESCRIPTION****SEE LEGAL DESCRIPTION ATTACHED HERETO****Permanent Real Estate Index Numbers:** 17-10-400-035-1029 and 17-10-400-035-1555**Address of Real Estate:** 420 E. Waterside Drive, Unit 414, Chicago, IL 60601

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 HWA ZA KANG and DUCK S. KANG, 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, including the waiver of homestead rights.



GIVEN under my hand and official seal, this 29th day of December 2013.



 NOTARY PUBLIC



REAL ESTATE TRANSFER	12/30/2013
 CHICAGO:	\$2,287.50
CTA:	\$915.00
TOTAL:	\$3,202.50
17-10-400-035-1029 20131201606325 7ZM8EJ	

REAL ESTATE TRANSFER	12/30/2013
  COOK	\$152.50
ILLINOIS:	\$305.00
TOTAL:	\$457.50
17-10-400-035-1029 20131201606325 4KP04Y	

This instrument was prepared by Seungwoo Hong, 5765 N. Lincoln Ave., Suite 226, Chicago, IL 60659

UNOFFICIAL COPY

**LAW OFFICES OF CK & ASSOCIATES, LLC As An Agent For
Old Republic National Title Insurance Company
2050 E. ALGONQUIN ROAD, STE. 602 SCHAUMBURG, IL. 60173**

**ALTA Commitment
Schedule A1**

File No.: PTC15035

Property Address: 420 E. WATERSIDE DRIVE, UNIT 414,
CHICAGO IL 60601

Legal Description:

PARCEL 1:

UNIT 414 AND PARKING SPACE UNIT P-233, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-251, A LIMITED COMMON ELEMENT, IN THE REGATTA CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020 AS AMENDED FROM TIME TO TIME.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717053 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN THE AFOREMENTIONED DECLARATION AS THE "RETAIL PARCEL.")