

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

OAK PARK, IL 60302  
6821 W. NORTH AVE.  
PRAIRIE TITLE SERVICES

1312-54327  
102



14015391050

Doc#: 1401539105 Fee: \$42.00

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

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/15/2014 02:00 PM Pg: 1 of 3

THE GRANTOR(S), James Chen, a married man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Marie ~~Yin~~ <sup>STEPHEN</sup> Yin Yeng Cho, a ~~single~~ female, Chicago, Illinois 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2013 AND THEREAFTER**

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

Permanent Real Estate Index Number(s): 17-22-107-060-1045

Address(es) of Real Estate: 1440 S. Michigan Avenue, Unit 212, Chicago, Illinois 60605

Dated this 1st day of January, 2014

James Chen  
James Chen

Stephanie Chen  
Stephanie Chen (for the sole purpose of  
waiving Homestead Rights, if any)  
Stephanie K. Hor-Chen

S 4  
P 3  
C 2  
SOY  
INT

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STATE OF ILLINOIS, COUNTY OF COOK ss.

*Hor-Chen*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Chen, a married man, and Stephanie Chen, married to James Chen, personally known to me to be the same person(s) whose name(s) 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 release and waiver of the right of homestead.


Given under my hand and official seal, this 1 day of JANUARY, 2014





**Prepared By:** Joseph R. Spillane, Esq.  
114 Gale Ave.  
River Forest, Illinois 60305

**Mail To:**  
Betsy C. Lane, Esq.  
518 Davis Street, Suite 217  
Evanston, Illinois 60201

**Name & Address of Taxpayer:**  
Marie ~~Marie~~ Yin Yeung Cho  
1440 S. MICHIGAN # 212  
Chicago, Illinois 60605

REAL ESTATE TRANSFER		01/15/2014
	CHICAGO:	\$2,550.00
	CTA:	\$1,020.00
	<b>TOTAL:</b>	<b>\$3,570.00</b>
17-22-107-060-1045   20131201607354   3VMBC3		

REAL ESTATE TRANSFER		01/15/2014
	COOK:	\$170.00
	ILLINOIS:	\$340.00
	<b>TOTAL:</b>	<b>\$510.00</b>
17-22-107-060-1045   20131201607354   JNA3K2		

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## LEGAL DESCRIPTION

PARCEL 1:  
UNIT 212 IN THE MICHIGAN AVENUE GARDEN TERRACES CONDOMINIUM AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:  
LOTS 19, 20 AND THE NORTH ½ OF LOT 21 (EXCEPT PART TAKEN FOR ALLEY) IN  
THE SUBDIVISION OF LAVANATIA SPRING ADMINISTRATION OF PART OF THE  
NORTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:  
LOT 17, 18 AND 19 IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO SAID  
ADDITION BEING A SUBDIVISION OF BLOCK 14 TO 17, INCLUSIVE IN ASSESSOR'S  
DIVISION OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH  
SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS  
DOCUMENT 00848586, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS.

PARCEL 2:  
THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-82, LIMITED COMMON  
ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT 00848586.

PERMANENT INDEX NUMBER: 17-22-107-060-1045

COMMONLY KNOWN AS: 1440 S. MICHIGAN AVE, UNIT 212, CHICAGO, ILLINOIS  
60605