

# UNOFFICIAL COPY

**PREPARED BY:**

Alan J. Bernstein, Esq.  
10 South LaSalle Street, Suite 1420  
Chicago, IL 60603

**RETURN TO:**

E. Bryan Dunigan, Esq.  
221 N. LaSalle St., Suite 1454  
Chicago, IL 60601



Doc#: 1425250046 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/09/2014 10:11 AM Pg: 1 of 5

## WARRANTY DEED

The Grantors, Richard <sup>R.</sup> Albrecht and Blanche <sup>B.</sup> Albrecht, as Co-Trustees of the Albrecht Family Trust under the provisions of a Trust Agreement dated the October 10, 2012

(The above space for Recorder's use only)

of the City of Douglas, County of Allegan, State of Michigan, for and in consideration of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey and warrant to Kok Chon Yong and Juli Lim, as husband and wife, whose address is located at 1405 S. Michigan Ave. #1905, City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Permanent Index Number: 17-22-110-035-1024

SUBJECT TO: General Real Estate Taxes for 2014 and subsequent years; covenants, conditions and restrictions of record; zoning and building laws and ordinances, roads and highways, if any, and public utilities.

Property Address: 1433 S. Prairie Ave., Unit I, Chicago, Illinois 60605 -2852

Dated this 8/5 day of August, 2014

Return to:  
PROPER TITLE, LLC  
400 Skokie Blvd Ste. 380  
Northbrook, IL 60062  
PT14-01489

Richard Albrecht, as Co-Trustee of the Albrecht Family Trust under the provisions of a Trust Agreement dated October 10, 2012

Blanche Albrecht, as Co-Trustee of the Albrecht Family Trust under the provisions of a Trust Agreement dated October 10, 2012

Blanche

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1 OF 2

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that **Richard Albrecht and Blanche Albrecht, as Co-Trustees of the Albrecht Family Trust under the provisions of a Trust Agreement dated the October 10, 2012**, are 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 release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 5 day of August, 2014



Notary Public, State of Michigan  
My commission expires: 11.20.16



**BRYAN DAVID WAIT**  
Notary Public, State of Michigan  
County of Ottawa  
My Commission Expires Nov. 20, 2016  
Acting in the County of OTSEGO

Property of Cook County Clerk's Office

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Proper Title as an Agent for Chicago Title

Commitment Number: PT14\_01487AA4

## EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT HH24 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 175.0 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE 75.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 175.0 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 75.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 68.0 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89

ALTA Commitment  
Exhibit A

(PT14\_01487AA4.PFD/PT14\_01487AA4/43)

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**REAL ESTATE TRANSFER TAX**

20-Aug-2014



<b>CHICAGO:</b>	4,125.00
<b>CTA:</b>	1,650.00
<b>TOTAL:</b>	5,775.00

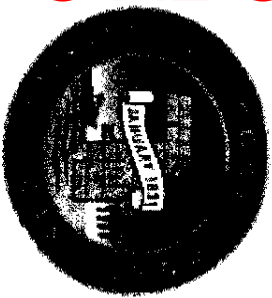
17-22-110-035-1024 | 20140801619342 | 0-446-003-328

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**REAL ESTATE TRANSFER TAX**

**20-Aug-2014**



<b>COUNTY:</b>	<b>275.00</b>
<b>ILLINOIS:</b>	<b>550.00</b>
<b>TOTAL:</b>	<b>825.00</b>

17-22-110-035-1024 | 20140801619342 | 0-777-615-488

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