

UNOFFICIAL COPY



14281010550

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1428101055 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2014 02:49 PM Pg: 1 of 4

First American Title
Preparer File: SIMPSON
Order #
PATIC No.: 2667737

115

THE GRANTOR(S) Cory L Simpson, a ~~never~~^{cls} married man and Ronald D Simpson, a married man, of the City of Philadelphia, County of Philadelphia, State of PA for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Francis Jin, a never married man, of Evanston, IL of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; governmental taxes or assessments confirmed or unconfirmed; General taxes for the year 2014 and subsequent years; acts done by or suffered through Buyer; condominium declaration and bylaws

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): 17-10-203-027-1083

Address(es) of Real Estate: 233 East Erie Street Unit 1703
Chicago, IL 60611

Dated this 25th day of August, 20 14

Cory L. Simpson
Cory L Simpson

Ronald D. Simpson
Ronald D Simpson

S Y
P 4
S N
SC Y
INT D



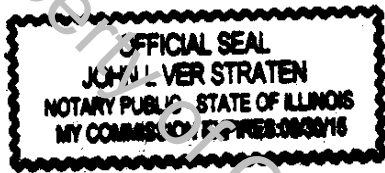
First American
Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF Madison SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ronald D Simpson, 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 27th day of August, 2014.



Joyal L. Ver Straten

Notary Public

Joyal L. Ver Straten

My Commission Expires 8/30/15

REAL ESTATE TRANSFER TAX		09-Sep-2014
	CHICAGO:	1,286.25
	CTA:	514.50
	TOTAL:	1,800.75
17-10-203-027-1083 20140901627001 1-366-328-448		

REAL ESTATE TRANSFER TAX		09-Sep-2014
	COUNTY:	85.75
	ILLINOIS:	171.50
	TOTAL:	257.25
17-10-203-027-1083 20140901627001 1-720-067-200		

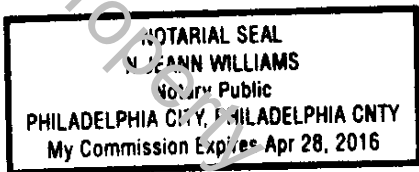
Warranty Deed

UNOFFICIAL COPY

STATE OF ~~ILLINOIS~~ ^{PENNSYLVANIA}, COUNTY OF Philadelphia SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cory L Simpson and Ronald D Simpson, 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 25th day of August, 20 14.



[Signature]
Notary Public

Prepared by:
Orton Loftus Law Group
801 Wisconsin Avenue
Oak Park, IL 60304

Mail to:
Daniel Levy
100 S Saunders Road Suite 150
Lake Forest, IL 60045

Name and Address of Taxpayer:
Francis Jin
233 East Erie Street Unit 1703
Chicago, IL 60611

Office of Cook County Clerk's Office



UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****Legal Description: PARCEL 1:**

UNIT 1703 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

Permanent Index #'s: 17-10-203-027-1083 Vol. 0501

Property Address: 233 East Erie Street, Unit 1703, Chicago, Illinois 60611