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FIDELITY NATIONAL TITLE

51016790

WARRANTY DEED

Doc#: 1432535022 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/21/2014 10:23 AM Pg: 1 of 3

THE GRANTORS: Katherine Depreter a/k/a  
Katherine De Preter Bedenko married to  
James Bedenko of the City/Village of Chicago,  
in the County of Cook, State of Illinois for and  
in consideration of TEN DOLLARS (\$10.00) in  
hand paid, CONVEY and WARRANT to:

Tan Chan and Wing H. Sit  
FONG

the following described Real Estate, situated in  
the County of Cook, in the State of Illinois, to-  
wit:

See attached. *\* NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON BUT  
AS TENANTS BY THE ENTIRETY*  
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE  
AND TO HOLD said premises as

Permanent Real Estate Index Number: 17-10-400-031-1023 & 17-10-400-031-1289  
Address(es) of Real Estate: 201 N. Westshore Drive, #604, Chicago, IL 60601 and parking space P-87

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after the  
Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws  
and ordinances; (e) Easements for public utilities and of record; (f) Drainage ditches, feeders, laterals and drain tile pipe or  
other conduit.

(SIGNATURES ARE EXECUTED ON NEXT PAGE)

Property of Cook County Clerk's Office

BOX 15

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# UNOFFICIAL COPY

Dated this 11 day of November, 2014.

Katherine De Preter Bedenko  
Katherine Depreter a/k/a Katherine De Preter Bedenko

State of FL, County of Lee. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Katherine Depreter a/k/a Katherine De Preter Bedenko, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 11 day of NOV, 2014.

Commission expires: 9-10-18

William Scott Beaty  
Notary Public



WILLIAM SCOTT BEATY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF158957  
Expires 9/10/2018

Dated this 11 day of NOV, 2014.

James Bedenko  
James Bedenko signing for sole purpose of waiving homestead rights

State of FL, County of Lee. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Bedenko, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 11 day of NOV, 2014.

Commission expires: 9-10-18

William Scott Beaty  
Notary Public



WILLIAM SCOTT BEATY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF158957  
Expires 9/10/2018

This instrument was prepared by:

JOHN J. TATOYLES  
Law Offices of Tatoes, Foley & Assoc.  
321 N Clark St, Suite 1301  
Chicago, IL 60654

Mail to:

Jason Chmielewski  
10 S. LaSalle St., #3500  
Chicago, IL 60603

Send Subsequent Tax Bills To:  
Tan F. Chan and Wing H. Sit  
201 N. Westshore Drive, #604  
Chicago, IL 60601

REAL ESTATE TRANSFER TAX 14-Nov-2014



COUNTY: 231.25  
ILLINOIS: 462.50  
TOTAL: 693.75

17-10-400-031-1023 | 20141101643093 | 1-615-815-296

REAL ESTATE TRANSFER TAX 14-Nov-2014



CHICAGO: 3,468.75  
CTA: 1,387.50  
TOTAL: 4,856.25

17-10-400-031-1023 | 20141101643093 | 1-557-193-344

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

ORDER NUMBER: 2011 052022682 UOC  
STREET ADDRESS: 201 N. WESTSHORE DRIVE  
UNIT 604

CITY: CHICAGO  
TAX NUMBER: 17-10-400-031-1023 / 1289 COUNTY: COOK

**LEGAL DESCRIPTION:**

UNIT 604 AND PARKING SPACE UNIT P-87 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 4 IN THE LANCASTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FOOT 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 PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 19, 2004 AND RECORDED AS DOCUMENT NUMBER 0432427093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office