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This document prepared by:
Chad M. Poznansky, Esq.
Clark Hill PLC
150 N. Michigan Avenue, Suite 2700
Chicago, Illinois 60601

After recording mail to:
Alan G. Palmer
Harrison & Held, LLP
333 West Wacker Dr. *17th Floor*
Chicago, IL 60606



Doc#: 1435046068 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2014 03:11 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTORS, BRETT SATHER AND KATHLEEN CRULL, NOW KNOWN AS KATHLEEN SATHER, AS JOINT TENANTS, both of the City of Chicago, State of Illinois, for and in consideration of *Ten and No/100 (\$10.00) Dollars* and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, WEN KANG CHIEN, an *unmarried* man, from the City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Premises commonly known as and located at: 1519 S. Michigan Avenue, Unit 706 and Parking Space P-2-30, Chicago, IL 60616

Permanent Real Estate Index Number(s): 17-22-307-121-1036; 17-22-307-121-1141

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 735 ILCS 5/12-901, et seq. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

DATED this 4th day of December, 2014

GRANTOR: Brett Sather

REAL ESTATE TRANSFER TAX

08-Dec-2014



COUNTY: 152.50
ILLINOIS: 305.00
TOTAL: 457.50

17-22-307-121-1036 | 20141101648233 | 1-649-347-200

GRANTOR: Kathleen Crull, now known as Kathleen Sather

REAL ESTATE TRANSFER TAX

08-Dec-2014



CHICAGO: 2,287.50
CTA: 915.00
TOTAL: 3,202.50

17-22-307-121-1036 | 20141101648233 | 0-174-262-912

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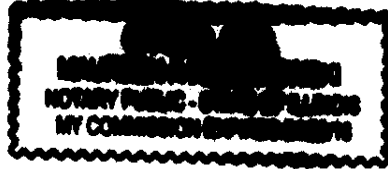
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STATE OF ILLINOIS)
)ss.:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Brett Sather, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2ND day of DEC., 2014.

Maureen A. Kwiatkowski
Notary Public



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 Kathleen Crull, now known as Kathleen Sather, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of DEC., 2014.

Maureen A. Kwiatkowski
Notary Public



Mail all future tax bills to:
Wen Chien
1819 S. Michigan Ave., Unit 706
Chicago, IL 60616

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LEGAL DESCRIPTION

UNIT NO. 706 AND PARKING SPACE NUMBER P-2-30 IN THE 1819 S. MICHIGAN AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 TOGETHER WITH THE NORTH 51.63 FEET OF LOT 67 (EXCEPT ALLEY) AND LOT 68 (EXCEPT ALLEY) TAKEN AS A TRACT, ALL IN BLOCK 8 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID TRACT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 143.00 FEET ABOVE CHICAGO CITY DATUM AND ALSO EXCEPT FROM SAID TRACT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 14.18 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 29.30 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT; 9.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 11.51 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 4.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 23.03 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 4.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 23.43 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 3.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 8.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 29.51 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.30 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 11.00 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 30.38 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT FROM SAID TRACT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 14.18 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 29.45 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF 81.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 32.26 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 7.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 9.58 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 8.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.33 FEET; THENCE SOUTH 00 DEGREES 00 8 MINUTES 00 SECONDS WEST 19.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.43 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 4.99 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 5.65 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 4.97 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 24.54 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE 39.0 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 31, 2005 AS DOCUMENT 0515103094, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-22-307-121-1036
17-22-307-121-1141

Property Address: 1819 S. Michigan Ave., Unit 706 and Parking Space P-2-30, Chicago, IL 60616