

UNOFFICIAL COPY



WARRANTY DEED
Statutory (Illinois)

Doc#: 1504450024 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2015 08:09 AM Pg: 1 of 3

**NORTH AMERICAN
TITLE CO.**

14-03224

THE GRANTORS, Longcheng Su and Li Fan, 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, TRANSFER and WARRANT to Aman Kishore and Smita Mahajan as Joint Tenants, of the City of Westchester, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**



Property Address: 1435 S. Prairie Avenue, Unit G-53, Chicago, IL 60605
P.I.N.: 17-22-110-035-1046

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments: general real estate taxes for the year 2014.

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

Dated: this 21 day of December, 2014

REAL ESTATE TRANSFER TAX 29-Jan-2015

	COUNTY:	237.50
	ILLINOIS:	475.00
	TOTAL:	712.50

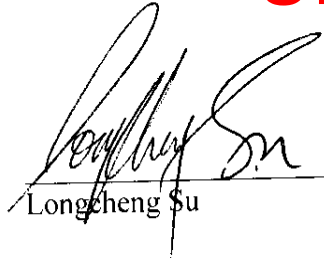
17-22-110-035-1046 | 20141101642952 | 1-474-426-496

REAL ESTATE TRANSFER TAX 29-Jan-2015

	CHICAGO:	3,562.50
	CTA:	1,425.00
	TOTAL:	4,987.50

17-22-110-035-1046 | 20141101642952 | 1-121-547-904

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Longcheng Su

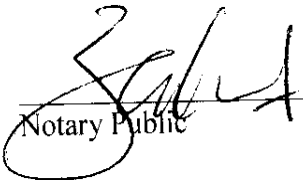


Lin Fan

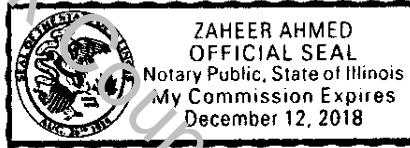
STATE OF ILLINOIS }
COUNTY OF DUPAGE } ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Longcheng Su and Li Fan 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 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 21 day of December, 2014.



Notary Public



**THIS INSTRUMENT
PREPARED BY:**

David L. Rudolph, Esq.
Rudolph Kaplan LLC
20 North Clark St., Suite 2500
Chicago, IL 60602

**WHEN RECORDED
RETURN TO:**

Akram K. Zanayed, Esq.
Akram Zanayed & Associates
8550 South Harlem, Suite G
Bridgeview, IL 60455

**SEND FUTURE TAX
BILLS TO:**

Aman A. Kishore and Smita Mahajan
1435 S. Prairie Avneue, Unit G-53
Chicago, IL 60605

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15826-14-03224K

Property Address: 1435 S. PRAIRIE AVENUE, UNIT R (G-53)
CHICAGO, IL 60605
Parcel I.D : 17-22-110-035-1046

PARCEL 1:
UNIT G-53 IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 29, 1996 AS DOCUMENT NUMBER 96318235 AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT EASEMENT RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080034.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT EASEMENT RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035.