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15106190320

Doc#: 1510619032 **Fee:** \$42.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/16/2015 09:34 AM Pg: 1 of 3

Property of Cook County Clerk's Office

Warranty Deed

ORNTIC File Number: 1558765 1/1
Old Republic National Title
20 South Clark, Suite 2000
Chicago, IL 60603
312/641-7799

CCRD REVIEWER R

UNOFFICIAL COPY**WARRANTY DEED**

Mail To: Cutler Law Group
155 N. Michigan Ave., Suite 200
Chicago, IL 60601

Mail Tax Bills to: Peter Hsu
1150 W. 15th St., Unit 238
Chicago, IL 60608

This Instrument was Prepared By:
Brian E. Wright, Attorney
5310 N. Harlem, #201
Chicago, IL 60656

1558765

The GRANTORS, **MICHAEL C. ICUSS** and **THERESE C. GALLERY**, husband and wife, of Chicago, Illinois, for and in consideration of TEN and no/100 dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

* 2471 N Lincoln Ave Apt 3S Chicago IL 60614

PETER HSU, the GRANTEE, of Chicago, Illinois, in sole tenancy, the following described real estate situated in Cook, County, Illinois, to wit:

PARCEL 1: UNIT 238 AND GU-49 IN THE UNIVERSITY COMMONS V CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 94 THROUGH 108, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS,

(EXCEPT THE NORTH 56.67 FEET OF THE SOUTH 91.19 FEET OF LOT 94 LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 52.92 CHICAGO CITY DATUM).

ALSO THE SOUTH HALF OF ALL THAT PART OF AN EAST-WEST PUBLIC ALLEY HAVING A WIDTH OF 48.30 FEET AT THE EAST LINE OF SOUTH RACINE AVENUE AND A WIDTH OF 48.33 FEET AT THE WEST LINE OF SOUTH ABERDEEN STREET, SAID ALLEY BEING THE FIRST ALLEY SOUTH OF WEST 14TH PLACE AND DESCRIBED AS FOLLOWS: LYING SOUTH OF THE SOUTH LINES OF LOTS 1 THROUGH 15, BOTH INCLUSIVE, LYING NORTH OF THE NORTH LINES OF LOTS 94 THROUGH 108, BOTH INCLUSIVE, LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTHWEST CORNER OF LOT 108 AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 15 TO THE NORTHEAST CORNER OF LOT 94, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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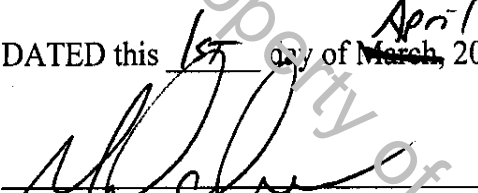
PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-68, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 17-20-225-053-1044

Address of Real Estate: 1150 W. 15th St., Unit 238, Chicago, Illinois 60608

Subject to the following restrictions: a) all taxes and special assessments for the year 2014 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 1st day of ~~March~~ ^{April}, 2015.



MICHAEL C. ICUSS



THERESE C. GALLERY

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 **MICHAEL C. ICUSS** and **THERESE C. GALLERY**, 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 signed, sealed and delivered said instrument as his/her 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 1st day of ~~March~~ ^{April}, 2015.




 NOTARY PUBLIC



My Commission expires: 10/25/18



This document was prepared by:

Brian E. Wright,
 Law Office of Brian E. Wright, P.C.
 5310 N. Harlem, #201
 Chicago, IL 60656
 Ph: 773-792-8730

REAL ESTATE TRANSFER TAX		14-Apr-2015
	CHICAGO:	2,355.00
	CTA:	942.00
	TOTAL:	3,297.00
17-20-225-053-1044 20150401674583 1-810-728-320		

REAL ESTATE TRANSFER TAX		15-Apr-2015
	COUNTY:	157.00
	ILLINOIS:	314.00
	TOTAL:	471.00
17-20-225-053-1044 20150401674583 0-494-163-808		