

UNOFFICIAL COPY



15125260070



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1512526007 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2015 09:54 AM Pg: 1 of 3

153A3351431 LP 1062

THE GRANTORS, Ting J. Wang and Hur-Li Lee, husband and wife, both 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 and WARRANT to Stephen D. Gibson all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE

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): 17-22-304-063-0000

Address of Real Estate: 308 East 17th Street, Chicago, Illinois 60616

Dated this 23rd of April, 2015.

Ting J. Wang, Grantor

Hur-Li Lee, Grantor

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INT

REAL ESTATE TRANSFER TAX	29-Apr-2015
CHICAGO:	5,212.50
CTA:	2,085.00
TOTAL:	7,297.50

17-22-304-063-0000 | 20150401681989 | 1-778-898-304

REAL ESTATE TRANSFER TAX

29-Apr-2015



COUNTY:	347.50
ILLINOIS:	695.00
TOTAL:	1,042.50

17-22-304-063-0000 | 20150401681989 | 0-663-475-584

BOX 334 CT

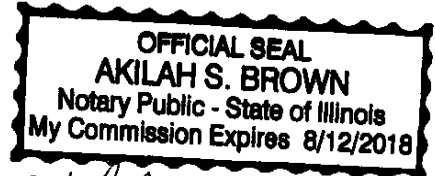


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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ting J. Wang and Hur-Li Lee, 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, 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 23rd of April, 2015.



Akilah S. Brown (Notary Public)

Prepared By: Johnson and Sullivan, Ltd.
11 East Hubbard Street, Suite 702
Chicago, Illinois 60611

Mail To:
John R. O'Brien, Esquire
John R. O'Brien PC
10 South LaSalle Street Suite 3500
Chicago, Illinois 60603

Name & Address of Taxpayer:
Stephen D. Gibson
308 East 17th Street
Chicago, Illinois 60616

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

Order No.: 15SA3251431LP

For APN/Parcel ID(s): 17-22-304-063-0000

PARCEL 1:

THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE 66 FOOT WIDE EAST 18TH STREET WITH THE EAST LINE OF THE 66 FOOT WIDE SOUTH PRAIRIE AVENUE; THENCE NORTH 00 DEGREES 05 MINUTES 55 SECONDS WEST ALONG THE SAID EAST LINE OF PRAIRIE AVENUE A DISTANCE OF 404.92 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 93.88 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 53 MINUTES 12 SECONDS MEASURED CLOCKWISE, EAST TO SOUTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED; BEING ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 40.18 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.03 FEET; THENCE SOUTHWEST ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE WEST TO SOUTHWEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.83 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE, SOUTHWEST TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 6.67 FEET; THENCE NORTHWEST ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES MEASURED CLOCKWISE, WEST TO NORTHWEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.83 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTHWEST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 6.80 FEET; THENCE NORTHEAST ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTH TO NORTHEAST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.83 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHEAST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 31.39 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CONTAINED IN THE GRANT OF EASEMENT RECORDED OCTOBER 23, 2003 AS DOCUMENT NUMBER 0329632054.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CONTAINED IN THE GRANT OF EASEMENT RECORDED MAY 19, 2005 AS DOCUMENT NUMBER 0513903010.