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**WARRANTY DEED  
ILLINOIS**

Doc#: 1517516031 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/24/2015 11:38 AM Pg: 1 of 2

**THE GRANTORS:**

T.  
Jeffrey Hawkins  
Magdalena Reyes  
Husband and Wife  
1315 South Plymouth Court  
Unit E  
Chicago IL 60605

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

Li-wai  
Frank Yuan and Donna Leung Yuan  
Husband and Wife  
2356 N. Damen Avenue, # 1  
Chicago, IL 60647

As Tenants by the Entirety, not as Tenants in Common nor as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**PARCEL 1:**

THE SOUTH 36.0 FEET OF THE NORTH 72.0 FEET OF THE SOUTH 144.0 FEET OF THE WEST 25.32 FEET OF THE EAST 35.32 FEET OF LOTS 2,4,5 AND 6, TAKEN TOGETHER AS A TRACT, IN NEWGATE SQUARE RESUBDIVISION UNIT 1, BEING A RESUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID PARCEL, OVER, UPON AND ACROSS THE COMMON AREA AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS, FOR DEARBORN PARK II NEWGATE SQUARE RECORDED MAY 28, 1993 AS DOCUMENT 93407102, AS AMENDED, AND BY DEED RECORDED AS DOCUMENT 94379895

**PARCEL 3:**

EXCLUSIVE EASEMENT FOR PARKING PURPOSES, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93407102, COMMONLY KNOWN AS P-6.

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

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record: public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed;

CCRD REVIEWER RU

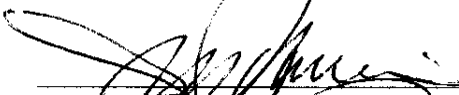
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condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.



Permanent Index Number: 17-21-214-103-0000

Address of Real Estate: 1315 South Plymouth Court, Unit E, Chicago IL 60605

Dated this 26 day of MAY, 2015.

  
 \_\_\_\_\_  
 Jeffrey Hawkins

  
 \_\_\_\_\_  
 Magdalena Reyes

REAL ESTATE TRANSFER TAX		24-Jun-2015
	COUNTY:	245.00
	ILLINOIS:	490.00
	TOTAL:	735.00
17-21-214-103-0000   20150601696613   0-580-313-984		

REAL ESTATE TRANSFER TAX		23-Jun-2015
	CHICAGO:	3,675.00
	CTA:	1,470.00
	TOTAL:	5,145.00
17-21-214-103-0000   20150601696613   1-402-299-264		

Florida  
 STATE OF ~~ILLINOIS~~ )  
 Sarasota ) ss  
 COUNTY OF ~~COOK~~ )

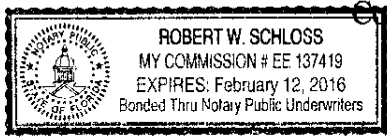


I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JEFFREY HAWKINS and MAGDALENA REYES, personally known to me to be the same person whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26<sup>th</sup> day of May, 2015.

  
 \_\_\_\_\_  
 Notary Public

02-12-2016  
 Commission Expires



This instrument was prepared by: THE POWERS FIRM, LTD.  
100 N. LaSalle Street, Suite 1500  
Chicago, Illinois 60602

MAIL TO:  
  
 Richard Duffin  
 106 West Burlington  
 LaGrange IL 60525  
 1900 Ravinia Place  
 Orland Park, IL 60462.

MAIL SUBSEQUENT TAX BILLS TO:  
  
 Frank and Donna Tuan  
 1315 South Plymouth Court  
 Unit E  
 Chicago IL 60605