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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1518910026 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/08/2015 10:44 AM Pg: 1 of 4

Property of Cook County Clerk's Office

THE GRANTOR, Mary K. Forberg, a single person, 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(S) and Warrant(s) to WING-ON LLC, of 169 Fayette Street, Watertown, MA 02472 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

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

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: 17-09-126-022-1005-0900 & 17-09-126-022-1252

Address of Real Estate: 600 N. Kingsbury Street, Unit 208, Chicago, IL 60654

Dated this 14th day of May, 2015

FIDELITY NATIONAL TITLE

001501608

1 of 1

S _____
P _____
S _____
SC _____
INT _____

BOX 15

S _____
P _____
S _____
SC _____
INT _____
(Handwritten initials)

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EXHIBIT A

Order No.: OC15011608

For APN/Parcel ID(s): 17-09-126-022-1005

For Tax Map ID(s): 17-09-126-022-1005

UNIT 208 AND PARKING SPACE UNIT P.527 IN PARK PLACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE, 142.0 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES 13.0 FEET; THENCE WEST AT RIGHT ANGLES TO A POINT ON THE EAST DOCK LINE OF THE NORTH BRANCH OF CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) WHICH IS 163.0 FEET WEST FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF KINGSBURY STREET; THENCE SOUTHWESTERLY TO A POINT IN THE DOCK LINE OF THE EAST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER WHICH IS 70.8 FEET SOUTHEASTERLY FROM INTERSECTION OF DOCK LINE, SAID RIVER WITH THE SAID LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET; THENCE NORTHWESTERLY ALONG SAID DOCK LINE OF SAID EAST BANK OF SAID RIVER, 9.80 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO

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EXHIBIT A

(continued)

THE POINT OF BEGINNING, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HUGH MCBIRNEY AND ISABELLE M.

MCBIRNEY, HIS WIFE, TO PERCIVAL W. CLEMENT, DATED NOVEMBER 22, 1899, RECORDED IN VOLUME 6925 PAGE 164 OF LAND RECORDS IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

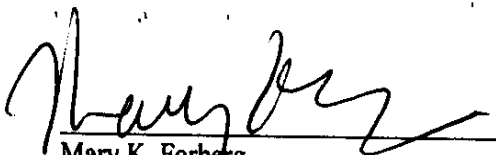
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921139, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921138.

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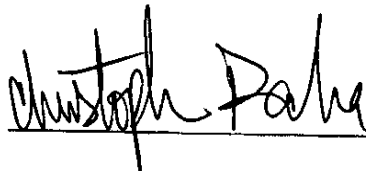

Mary K. Forberg

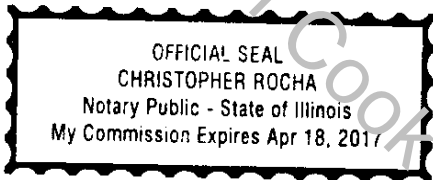
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary K. Forberg, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of

May, 2015

 (Notary Public)



Prepared By: Thomas J. Scannell
9901 South Western Avenue
Chicago, Illinois 60643

REAL ESTATE TRANSFER TAX		27-May-2015
COUNTY:		137.50
ILLINOIS:		275.00
TOTAL:		412.50

17-09-126-022-1005 | 20150501686811 | 1-867-099-520

Mall To:
Brandon Eichhorn
The Law Office of Gayle Weinberg, P.C.
100 N Lasalle St, Unit 2400
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		27-May-2015
CHICAGO:		2,062.50
CTA:		825.00
TOTAL:		2,887.50

17-09-126-022-1005 | 20150501686811 | 1-89-551-488

Name & Address of Taxpayer:

Janet C. Ngan
~~600 N. Kingsbury Street, Unit 208~~ 500 W. Superior
Chicago, IL 60654 Unit 2195
Chicago, IL 60654