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WARRANTY DEED Illinois Statutory



Doc#: 1519042033 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2015 11:08 AM Pg: 1 of 3

The GRANTOR: **Patricia Pulido Sanchez Declaration of Trust Dated March 13, 2000**, by its Co-Trustees Patricia Pulido Sanchez and Manuel Sanchez, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Helen Chan**, a married woman, all interest in the following described real estate in the County of Cook, State of Illinois; to wit:

Parcel 1:

UNIT 4001 AND PARKING SPACE UNIT P5-16 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED S-819-2 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: PART OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED THEREIN.

| REAL ESTATE TRANSFER TAX | | 01-Jul-2015 |
|--------------------------|-----------|-------------|
| | COUNTY: | 650.00 |
| | ILLINOIS: | 1,300.00 |
| | TOTAL: | 1,950.00 |

17-10-309-015-1874 | 20150601602680 | 1-861-735-296

| REAL ESTATE TRANSFER TAX | | 01-Jul-2015 |
|--------------------------|----------|-------------|
| | CHICAGO: | 9,750.00 |
| | CTA: | 3,900.00 |
| | TOTAL: | 13,650.00 |

17-10-309-015-1874 | 20150601602680 | 1-223-676-800

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PIN: 17-10-309-015-1373 Parcel 1 of 2
PIN: 17-10-309-015-1874 Parcel 2 of 2

Property Address: 130 N. Garland Court, Unit 4001, Parking Space Unit P5-16, Chicago, Illinois 60602

SUBJECT TO: General real state taxes not due and payable at time of closing; covenants, conditions, and restrictions of record; and building lines and easements.

This conveyance is executed pursuant to the power and authority given to the Co-Trustees in said Trust Agreement and every other power and authority it hereunto enabling.

Dated this 15th day of July, 2015.

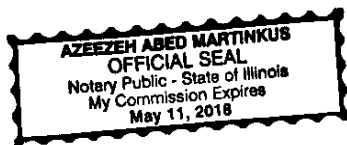
Patricia Pulido Sanchez
PATRICIA PULIDO SANCHEZ, as Co-Trustee of the
Patricia Pulido Sanchez Declaration of Trust Dated March 13, 2000

Manuel Sanchez
MANUEL SANCHEZ, as Co-Trustee of the
Patricia Pulido Sanchez Declaration of Trust Dated March 13, 2000

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in an for said County, in the State of Illinois, DO HEREBY CERTIFY THAT PATRICIA PULIDO SANCHEZ and MANUEL SANCHEZ, 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 notarial seal this 15th day of July, 2015.
[Signature]
(Notary Public)



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Instrument Prepared By:

PAIGE C. DONALDSON
Sanchez Daniels & Hoffman LLP
333 W. Wacker Drive 1502 W Augusta Blvd 4W
Suite 500
Chicago, Illinois 60606
(312) 641-1555

Mail Recorded Instrument To:

~~Kelly Fogarty
Fogarty & Fugate LLP
1433 W Huron Street
Chicago, Illinois 60642~~

Send Subsequent Tax Bills to:

MAIL DEED

Helen Chan
130 N. Garland Court
Unit 4001
Chicago, Illinois 60610

Property of Cook County Clerk's Office