

UNOFFICIAL COPY

PREPARED BY:

Joel L. Chupack
Heinrich & Kramer, P.C.
205 W. Randolph #1750
Chicago, IL 60606



Doc#: 1519516085 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2015 03:38 PM Pg: 1 of 4

MAIL TO:

*Michael T. Roby
Roby & Assoc
33 N Dearborn Road
Chicago, IL 60606*

TAX BILLS TO:

Bingkun Wang
2 E. Erie Street
Unit 3207
Chicago, IL 60611

SPACE ABOVE THIS LINE FOR RECORDER'S USE

StC 01146-77701

WARRANTY DEED

GRANTORS, **ISAAC GOTTESMAN**, divorced and not since remarried and not a party to a civil union, and **DAVID JOSEPH**, a married man, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEY and WARRANT to **BINGKUN WANG**, whose address is 555 W. Madison St. Chicago, IL 60611, all Grantors' 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 THOSE ITEMS SET FORTH ON EXHIBIT "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Real Estate forever. The Real Estate is neither the homestead of either Grantor nor of David Joseph's wife.

DATED this 26 day of May, 2015.

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

ISAAC GOTTESMAN

DAVID JOSEPH

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, ~~DO~~ **DO** HEREBY CERTIFY, that ~~ISAAC GOTTESMAN~~, 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 he signed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

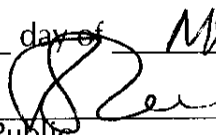
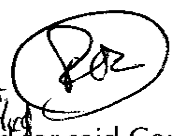
GIVEN under my hand and Notarial Seal this 26 day of May, 2015.

My Commission Expires:

RICHARD A. ROTH
Notary Public, State of New York
No. 31-4008722
Qualified in New York County
Commission Expires July 2, 2016

CCRD REVIEWER:

S _____
P _____
S _____
SC _____
INT _____



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PREPARED BY:

Joel L. Chupack
Heinrich & Kramer, P.C.
205 W. Randolph #1750
Chicago, IL 60606

MAIL TO:

*Michael Robins
Robins & Assoc
33 N Dearborn St
Chicago, IL 60604*

TAX BILLS TO:

Bingkun Wang
2 E. Erie Street
Unit 3207
Chicago, IL 60611

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

GRANTORS, **ISAAC GOTTESMAN**, divorced and not since remarried and not a party to a civil union, and **DAVID JOSEPH**, a married man, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEY and WARRANT to **BINGKUN WANG**, whose address is 555 W. Madison St. Chicago, IL 60611, all Grantors' interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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*Stroll 46-34701GE
10/7*

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DATED this 26 day of May, 2015.

ISAAC GOTTESMAN

ISAAC GOTTESMAN

DAVID JOSEPH

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

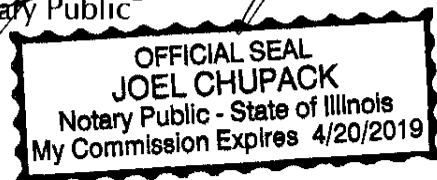
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **ISAAC GOTTESMAN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of May, 2015.

Joel Chupack



Notary Public

My Commission Expires:




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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		0-JUN-2015
		COUNTY: 60.00
		ILLINOIS: 517.00
		TOTAL: 487.00

17-10-107-01A-1187 | 2015050185554 | 0-529-044-090

REAL ESTATE TRANSFER TAX		05-JUN-2015
	CHICAGO	2,400.00
	CTA	900.00
	TOTAL	3,300.00

17-10-107-01A-1187 | 2015050185554 | 0-529-044-090

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EXHIBIT "A"

Legal Description

UNIT 3207 AND G-654 IN THE 2 E ERIE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

THOSE PARTS OF LOTS 7 AND 8 TOGETHER WITH THE WEST 30 FEET OF LOT 9 IN BLOCK 39 OF ASSESSOR'S DIVISION OF PARTS OF BLOCKS 33 AND 53, AND BLOCKS 39, 46 AND 47 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39, NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 28, 1.860, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2005, AS DOCUMENT NUMBER 0513022149, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN TITLE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS AS CREATED BY RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN STATE AND ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE CHICAGO AND NORTHEAST ILLINOIS COUNCIL OF CARPENTERS DATED MARCH 27, 2000 AND RECORDED APRIL 7, 2000 AS DOCUMENT NUMBER 00246970, OVER THE LAND DESCRIBED THEREIN, AND SUBJECT TO ITS TERMS, INCLUDING THOSE PURSUANT TO SECTIONS 3.2 THROUGH 3.9, AND 21.3 BY SAID AGREEMENT.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SUBRECIPROCAL EASEMENT AGREEMENT PERTAINING TO THE RESIDENTIAL, RETAIL AND GARAGE PORTIONS OF THE PROPERTY COMMONLY KNOWN AS 2 EAST ERIE, CHICAGO, ILLINOIS MADE BY STATE & ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED MAY 9, 2005 AND RECORDED MAY 9, 2005 AS DOCUMENT NUMBER 0512904178 FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSON, FOUNDATIONS, COLUMNS AND BEAMS AND ANY OTHER SUPPORTING COMPONENTS, UTILITIES OR OTHER SERVICES, ENCROACHMENTS, AND MAINTENANCE OF FACILITIES.

P.I.N.: 17-10-107-018-1187 and 17-10-107-018-1481

PROPERTY ADDRESS: 2 E. Erie Street, Unit 3207, Chicago, IL 60611

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments, confirmed or unconfirmed; general taxes for the year 2014 and subsequent years; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; limitations imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.