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PREPARED BY:

Tracey N. Duval
200 S. Wacker Dr., Ste. 3100
Chicago, IL 60606

Doc#: 1529549019 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2015 08:53 AM Pg: 1 of 2

MAIL TAX BILL TO:

UNAH CHOI
657 W. FULTON #807
CHICAGO, IL 60661

Dec ID 20151001635759
ST/CO Stamp 0-338-858-048 ST Tax \$337.50 CO Tax \$168.75
City Stamp 0-849-645-632 City Tax: \$3,543.75

MAIL RECORDED DEED TO:

MARK L. SPIEGEL
101 W. GRAND, SUITE 200
CHICAGO, IL 60654

WARRANTY DEED

husband and wife

THE GRANTOR(S), Tim Pang and Kuang Y. Yip, a.k.a. Terina Kuang Yi Yip, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Unah Choi, of 14741 W. Imperial, Libertyville, Illinois 60048, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

*an unmarried woman

Parcel 1: Unit Nos. 507 and G-34 in the Fulton Place Condominium, as delineated on a survey of the following described tract of land: Lots 4 through 9, both inclusive, and that part of Lots 10 and 11 in the Subdivision of Block 63 in the Canal Trustees' Subdivision of Lots and Blocks, in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of said Lot 10; thence South along the East line of said Lot 10 to the Southeast corner of said Lot 10; thence West along the South line of said Lot 10, for a distance of 3.12 feet; thence Northwesterly along a straight line to a point on the North line of said Lot 11, 8.53 feet West of the Northeast corner of said Lot 11; thence East along the North line of said Lots 10 and 11 to the point of beginning, all in Cook County, Illinois,

Except Commercial Parcel No. 1, bounded and described as follows: Being part of Lots 8, 9 and 10 in the Subdivision of Block 63 in the Canal Trustees' Subdivision of Lots and Blocks, in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 8; thence South 89 degrees 50 minutes 09 seconds West, 8.81 feet along the South right of way of Fulton Market Avenue to the point of beginning; thence South 00 degrees 09 minutes 51 seconds East, 19.65 feet; thence North 89 degrees 20 minutes 43 seconds East, 6.58 feet; thence South 00 degrees 39 minutes 17 seconds East, 47.00 feet; thence South 89 degrees 20 minutes 43 seconds West, 19.83 feet; thence North 00 degrees 39 minutes 17 seconds West, 6.46 feet; thence South 89 degrees 20 minutes 43 seconds West, 20.67 feet; thence South 00 degrees 39 minutes 17 seconds East, 8.54 feet; thence South 89 degrees 20 minutes 43 seconds West, 24.08 feet; thence North 00 degrees 39 minutes 17 seconds West, 8.08 feet; thence South 89 degrees 20 minutes 43 seconds West, 12.22 feet; thence North 12 degrees 37 minutes 05 seconds West, 62.73 feet to a point on the South right of way of Fulton Market Avenue; thence North 89 degrees 50 minutes 09 seconds East, 83.39 feet to the point of beginning, limited to the area between the finished floor (14.80 feet +/- Chicago Datum) and the finished ceiling (28.80 feet +/- Chicago Datum),

And except Commercial Parcel No. 2 bounded and described as follows: Being part of Lots 9 and 10 in the Subdivision of Block 63 in the Canal Trustees' Subdivision of Lots and Blocks, in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of Lot 10; thence South 89 degrees 08 minutes 11 seconds West, 3.12 feet along the North right of way of Walnut Street; thence North 12 degrees 37 minutes 05 seconds West, 43.80 feet to the point of beginning; thence continuing North 12 degrees 37 minutes 05 seconds West, 22.86 feet; thence South 89 degrees 42 minutes 42 seconds East, 27.79 feet; thence South 00 degrees 17 minutes 18 seconds West, 22.17 feet; thence South 90 degrees 00 minutes 00 seconds West, 22.69 feet to the point of beginning, limited to the area between the finished floor (14.80 feet +/- Chicago Datum) and the finished ceiling (28.80 feet +/- Chicago Datum), all in Cook County, Illinois;

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0636309076, as amended by Special Amendment No. 1 to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws recorded January 12, 2007 as Document No. 0701209056, together with their undivided percentage interest in the common elements, in Cook County Illinois.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

150416 800030

1/2

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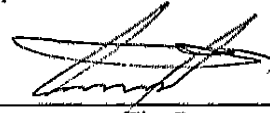
Parcel 2: Perpetual easements for the benefit of Parcel 1, for support, ingress and egress, and other purposes, as described and defined in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded December 29, 2006 as Document No. 0636309075, and Special Amendment No. 1 to the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded January 12, 2007 as Document No. 0701209055.

Permanent Index Number(s): 17-09-312-010-1046 & 17-09-312-010-1109
Property Address: 657 W. Fulton St., Unit 507, Chicago, IL, 60661.

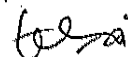
Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 2nd day of October, 2015



Tim Pang



Kuang Y. Yip, a.k.a. Terina Kuang Yi Yip

STATE OF IL
COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tim Pang and Kuang Y. Yip, a.k.a. Terina Kuang Yi Yip, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 2nd day of October, 2015



Notary Public

My commission expires: 12-1-18



Property of Cook County Clerk's Office