# **UNOFFICIAL COPY**

THIS DOCUMENT WAS PREPARED BY:

Lisa J. Saul, Esq. 24 West Erie Street, Suite 4A Chicago, IL 60654

AFTER RECORDING, RETURN TO:

Jay Collins, Esq. «
Collins & Burton, Ltd.
1300 W. Belmont Ave
Suite 405
Chicago, IL 60657
Ryan Ondo ard Jerry 400
SSI W SUIF St. # 3W
Chicago, JL 60657

Doc#. 1601150377 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/11/2016 11:17 AM Pg: 1 of 5

Dec ID 20151201656259 ST/CO Stamp 0-702-934-080 ST Tax \$300.00 CO Tax \$150.00 City Stamp 1-491-012-672 City Tax: \$3,150.00

#### WARRANTY DEED

THIS INDENTURE is made as of this 15th day of December, 2015 by and between William Dean Ricker and Daniel Spalding Novak, as Joint Tenants of the city of Chicago, County of Cook, State of ILLINOIS (collectively, the "Grantors"), and Ryan Christopher Ondo and Jenny Yang, as Joint Tenants (collectively, the "Grantees"), of the city of Chicago, State of Illinois.

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantees forever.

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

SIGNATURE PAGE FOLLOWS

#### Send Subsequent Tax Bills To:

Ryan Christopher Ondo and Jenny Yang 551 West Surf Street, #3W Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX			07-Jan-2016
		COUNTY:	150,00
		ILLINOIS:	300.00
		TOTAL:	450,00
44.00.40	2.040.4040	Londedondescen	0.700.024.000

REAL ESTATE TRANS	SFER TAX	30-Dec-2015
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00 *
14-28-122-018-1019	20151201656259	1-491-012-672

<sup>\*</sup> Total does not include any applicable penalty or interest due.

1601150377 Page: 2 of 5

# **UNOFFICIAL COPY**

are a radio at Week

IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this 15 day of Detember, 2015.
, some series of the series of
William Dean Ricker
State of Illinois )
County of Cook ss
I, the undersigned, a Notary Prolic in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Dean Ricker, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this said instrument as his 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 15th day of 15th day o
Notary Public
Commission expires:
Commission expires:  OFFICIAL SEAL  JONATHAN P SINER  NOTARY PUBLIC - STATE OF ILLINOIS  MY COMMISSION EXPIRES:09/23/18

1601150377 Page: 3 of 5

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this 15th day of 2015.
Daviel Spalding Novak
State of Illinois
County of LOOK )
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that <b>Daniel Spalding Novak</b> , personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this said insuranent as his 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 15th day of December, 2015.
Notary Public
ivotary rubite
Commission expires:
£~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
OFFICIAL SEAL JONATHAN P SINER
NOTARY PUBLIC - STATE OF REPROPER     S     NOTARY PUBLIC - STATE OF REPROPER     NOTARY PUBLIC - STATE OF
MY COMMISSION EXPIRES:09/23/18
en de la composition de la composition La composition de la

1601150377 Page: 4 of 5

### **UNOFFICIAL COPY**

#### EXHIBIT A

#### **Legal Description**

UNIT 551-3 IN SURF CAMBRIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EYCFPT THAT PART FALLING IN THE ROAD) AND LOT 2 (EXCEPT THE SOUTH 12-1/2 FEET) IN BLOCK THREE IN LE MOYNE'S SUBDIVISION OF THE SOUTH 16 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO 11/1E DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88506238, 10 GETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COCK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 14-28-122-018-1019** 

**COMMON ADDRESS:** 

551 West Surf Street, #3W, Chicago, Illinois 60657

1601150377 Page: 5 of 5

### **UNOFFICIAL COPY**

#### **EXHIBIT B**

#### **EXCEPTIONS TO TITLE**

- 1. Real estate taxes for 2015 and subsequent years.
- 2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 88506238, as amended from time to time.
- 3. Amended and Restated Declaration of Condominium recorded 10-03-1991 as document number 91514516.
- 4. Grant of Easement dated 06-30-2014 in favor to Comcast of Chicago Inc recorded 08-05-2014 as document number 1421716116.
- 5. Notice of Decignations as a Chicago Landmark by an ordinance document number 0729739054 recorded 10-29-2007 as document number 0730211102.
- 6. Acts done by or suffered through Buyer.
- 7. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.