

WARRANTY Deed

UNOFFICIAL COPY

WHEN RECORDED, MAIL TO:  
David R. Madden, Esq.  
First National Tower, Suite 3700  
1601 Dodge Street  
Omaha, Nebraska 68102

Doc#: 1616056071 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2016 12:20 PM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:  
Richard J. Velasco and Susan M. Velasco  
345 W. Fullerton Parkway, Unit 1307  
Chicago, Illinois 60614

Dec ID 20160501610726  
ST/CO Stamp 0-986-219-840 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 0-663-422-272 City Tax: \$3,412.50

GRANTOR, **Alexander Tan Jin Hao**, a single man, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Richard J. Velasco and Susan M. Velasco**, of Chicago, Illinois, AS \_\_\_\_\_, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

**SEE ATTACHED LEGAL DESCRIPTION**

Permanent Index No.: 14-33 200-016-1083.

Property Address: 345 W. Fullerton Parkway, Unit 1307, Chicago, Illinois 60614.

Subject to the following, if any: (1) General real estate taxes for the year 2015-2<sup>nd</sup> installment and subsequent years; (2) public and utility easements of record; if any; (3) covenants, conditions and restrictions of record; if any; (4) the Condominium Declaration; and (5) Purchaser's mortgages of record, if any.

DATED this 17 Day of May, 2016.



Alexander Tan Jin Hao

Malaysia  
City of Kuala Lumpur  
Embassy of the United States } ss:  
of America

I, the undersigned, a Notary Public, do hereby certify that ALEXANDER TAN JIN HAO, a single man, 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, sealed, and delivered the 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 notary seal, this 17<sup>th</sup> Day of May, 2016.

My commission expires 30 June 2017

  
Notary Public

Nathan Spande  
Consular Associate

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

**UNOFFICIAL COPY**

I confirm that there are no open mortgages against the following property:

345 W. Fullerton Parkway, Unit 1307, Chicago, Illinois 60614

14-33-200-016-1083.

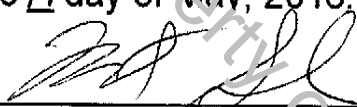
May 17, 2016



Alexander Tan Jin Hao


Malaysia  
City of Kuala Lumpur  
Embassy of the United States  
of America } ss:



Subscribed and sworn to before me  
this 17 day of May, 2016.



Nathan Spande  
Consular Associate

Notary Public

REAL ESTATE TRANSFER TAX		06-Jun-2016
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *
14-33-200-016-1083   20160501610726   0-663-422-272		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		06-Jun-2016
 	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50
14-33-200-016-1083   20160501610726   0-986-219-840		

# UNOFFICIAL COPY

## EXHIBIT "A"

Unit 1307, together with its undivided percentage interest in the common elements, in the 345 Fullerton Parkway Condominium as delineated and defined in the Declaration recorded January 31, 1992 as document number 92066230, of the following described real estate:

**Parcel 1:**

Lots 1, 2 and 3 in Block 2 in Peterboro Terrace addition to Chicago, being a subdivision of part of Block 2 in Canal Trustee's Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

The East 60 feet of the West 248 feet of the North 160 feet of Lot 3 in Adams and Porters Subdivision of that part of Blocks 2 and 3 lying North of the East and West center line of Blocks 2 and 3 of Canal Trustee's Subdivision of part of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to Declaration of Condominium recorded document number 92066230 together with its undivided percentage interest in the common elements.

PIN(S): 14-33-200-016-1083

Property of Cook County Clerk's Office