

UNOFFICIAL COPY



Doc#: 1621455217 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2016 02:31 PM Pg: 1 of 4

WARRANTY DEED
Illinois Statutory

mail to
1 of 2 Proper Title, LLC
180 N. Lasalle Ste. 1920
Chicago, IL 60601
PTI 6-31591

THE GRANTORS, Milan Makelarski and Jennifer A. Makelarski, husband and wife, for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to GRANTEE

Jessy Wu,

in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Permanent Index Number: 17-27-129-049-0000

Property Address: 2503 S. Calumet Avenue, Chicago, Illinois 60616

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for 2016 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

Dated this 5 day of July, 2016

Milan Makelarski (Signature)

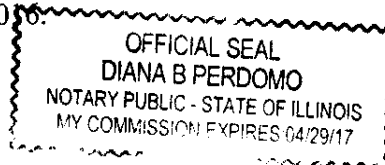
Jennifer A. Makelarski (Signature)

STATE OF IL)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Milan Makelarski and Jennifer A. Makelarski, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered said instrument as a 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 05 day of July, 2016.

Diana B. Perdomo
Notary Public



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MAIL DEED TO:

Jessy Wu
2503 S. Calumet Ave
Chicago, IL 60616

MAIL TAX BILLS TO:

Jessy Wu
2503 S. Calumet Ave
Chicago, IL 60616

REAL ESTATE TRANSFER TAX

21-Jul-2016



CHICAGO:	2,512.50
CTA:	1,005.00
TOTAL:	3,517.50 *

17-27-129-049-0000 | 201607 J1633064 | 0-591-332-160

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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exhibit a

PARCEL 1: (BUILDING 2-UNIT 38): THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 09, 2007 AS DOCUMENT NO. 0709906052 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 116.40 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 4.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, 20.15 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED WEST FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION, 46.00 FEET TO THE EAST FACE OF A BRICK BUILDING; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS WEST ALONG THE EAST FACE OF SAID BUILDING AND SOUTHERLY EXTENSION THEREOF; 17.33 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION THEREOF, 45.99 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, 17.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANTS OF ACCESS EASEMENT RECORDED AS DOCUMENT NUMBER 0713115096 AND RECORDED AS DOCUMENT NUMBER 07197115111 AND IN THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NUMBER 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT NUMBER 07197115113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 06, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NUMBER 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

PARCEL 4: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 06, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NUMBER 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

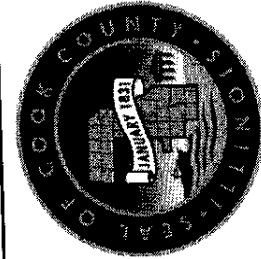
PARCEL 5: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2 FOR UTILITY PURPOSES AND INGRESS AND EGRESS OVER ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY THE CROSS EASEMENT AGREEMENT DATED NOVEMBER 30, 2010 AND RECORDED DECEMBER 14, 2010 AS DOCUMENT NUMBER 1034831094 BY AND BETWEEN EASTGATE VILLAGE ONE, L.L.C., EASTGATE VILLAGE TWO, L.L.C., EASTGATE VILLAGE FIVE, L.L.C., EASTGATE VILLAGE SIX, L.L.C., AND MERCY HOSPITAL AND MEDICAL CENTER, IN COOK COUNTY, ILLINOIS.

Commonly known as 2503 S CALUMET AVENUE, Chicago, Illinois 60616
17-27-129-049-0000

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18-Jul-2016

REAL ESTATE TRANSFER TAX



COUNTY:

ILLINOIS:

TOTAL:

167.50

335.00

502.50

17-27-129-049-0000

20160701633064

0-582-720-832

Property of Cook County Clerk's Office