

# UNOFFICIAL COPY

GIT

## WARRANTY DEED

The Grantor(s), JONATHAN CHAN, a Single man, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

Doc#: 1622822006 Fee: \$52.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 08/15/2016 09:01 AM Pg: 1 of 3

Dec ID 20160701639096  
 ST/CO Stamp 0-142-463-808 ST Tax \$305.00 CO Tax \$152.50  
 City Stamp 0-195-285-824 City Tax: \$3,202.50

NICHOLAS ROCHIN & AMBREEN J. RAHMAN, husband and wife, as tenants by the entirety, the following described Real Estate situated In the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Common Address: 1305 S. Michigan, #611 Chicago, IL 60605  
 Permanent Real Estate Index Number: 17-22-105-053-1017 & 17-22-105-053-1371


SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.



DEED PREPARED BY:  
 Czaja & Dynia, LLC  
 7521 N Milwaukee  
 Niles, IL 60714

MAIL DEED TO:  
Joseph Kostelka  
10201 W Lincoln Hwy  
Frankfort IL 60423

SEND TAX BILL TO:  
1305 S. Michigan Ave  
#611  
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		11-Aug-2016
	CHICAGO:	2,287.50
	CTA:	915.00
	TOTAL:	3,202.50 *
17-22-105-053-1017   20160701639096   0-195-285-824		

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

REAL ESTATE TRANSFER TAX		11-Aug-2016
	COUNTY:	152.50
	ILLINOIS:	305.00
	TOTAL:	457.50
17-22-105-053-1017   20160701639096   0-142-463-808		

# UNOFFICIAL COPY

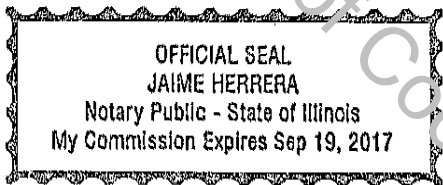
DATED this 26<sup>th</sup> day of July, 2016


  
\_\_\_\_\_  
JONATHAN CHAN

State of Illinois            )  
  ) ss.  
County of Cook            )

The undersigned, a notary public in and for the above county and state, certifies that JONATHAN CHAN, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 26<sup>th</sup> day of July, 2016



  
\_\_\_\_\_  
NOTARY PUBLIC

Notary of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

UNIT 611 AND CU 169, IN THE LOFTS AT MUSEUM PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 3, 4, 5, 6, 7, 8, 9, AND LOT 10 (EXCEPT THAT PART LYING ABOVE A HORIZONTAL PLANE OF +14.10 CITY OF CHICAGO DATUM, AND LYING BELOW A HORIZONTAL PLANE OF 23.60 CITY OF CHICAGO DATUM) IN BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

AND

THAT PART OF LOTS 1 AND 2 LYING ABOVE A HORIZONTAL PLANE OF +68.98 CITY OF CHICAGO DATUM, IN THE WEST 130 FEET OF BLOCK 2 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTION 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY SOUTH MICHIGAN AVENUE LOFTS, LLC, AN ILLINOIS LIMITED LIABILITY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0603732105, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-17, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0603732105.

### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE GRANT OF EASEMENT RECORDED AUGUST 18, 2003, AS DOCUMENT 0322745060.