UNOFFICIAL COPY

WARRANTY DEED

WHEN RECORDED, MAIL TO: E. Christopher Caravette, Esq. 205 N. Michigan Avenue, Suite 4220 Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO: Patrick Priore and Christopher Chao 250 E. Pearson Street, Unit 1902 Chicago, Illinois 60611 Doc#. 1625647160 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/12/2016 11:26 AM Pg: 1 of 2

Dec ID 20160901653888 ST/CO Stamp 1-069-734-720 ST Tax \$680.00 CO Tax \$340.00 City Stamp 0-214-620-992 City Tax: \$7,140.00

GRANTORS, Kunihlro Coneda and Patrice Kaneda, husband and wife, both of Ashford, Connecticut, for and in consideration of Ten Bollers (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTES. Patrick Priore and Christopher K. Chao, of Chicago, Illinois, AS THE BY THE BY THE STATES all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Index No.: 17-03-228-032-1083.

Property Address: 250 E. Pearson Street, # 1902, Ch cag.), Illinois 60611.

Subject to the following, if any: (1) General real estate taxes for the year 2016 and subsequent years; (2) public and utility easements of record, if any; (3) Purchaser's mortgages of record; if any, (4) covenants, conditions and restrictions of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 26 Day of August, 2016.

DATED his 26 Day of August, 2016.

Kunihiro Kaneda

STATE OF CONNECTICUT)

) ss HEBRON

COUNTY OF TOLLAND

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certily that KUNIHIRO KANEDA and PATRICE KANEDA, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as 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 notary seal, this 26 Day of August, 2016

My commission expires 09/30/20/9

Notary Public

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

16-1251 1/2



1625647160 Page: 2 of 2

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EXHIBIT "A"

Parcel 1:

Unit 1902 in the Pearson Condominiums, as delineated on a survey of the following described real estate: Lots 4, 6, 7, 8 in the Residences on Lake Shore Park Subdivision, being a Subdivision of part of Lots 91 to 98 in Lake Shore Drive addition to Chicago, a Subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as an exhibit to the Declaration of Condominium recorded as document number 0317834093; together with its undivided percentage interest in common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-137 and SSB- 69 limited common elements, as delineated on the survey attached to the Declaration of Condominium aforesaid.

PIN(S): 17-03-228-032-1083

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8-032-1083				
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17-03-228-032-108	3 20160901653888	0-214-620-992

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