

# UNOFFICIAL COPY

Chicago Title(L) 16PSA247003LP HD 1 of 2



Chicago Title Insurance Company

Warranty DEED

ILLINOIS STATUTORY

HUSBAND AND WIFE, TENANTS

BY THE ENTIRETY

Doc#: 1627039132 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/26/2016 10:28 AM Pg: 1 of 3

Dec ID 20160901657357  
ST/CO Stamp 0-496-576-320 ST Tax \$401.00 CO Tax \$200.50  
City Stamp 1-337-755-456 City Tax: \$4,210.50

THE GRANTORS, Edwin Hung-Teh Chen and Shu-Pi Chien Chen as husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Mukundan Pattangi and Lakshmi Jagannathan of 852 S. Laflin, Chicago, IL 60607, County of Cook, as husband and wife, as Joint Tenants all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

ALL THAT PART LYING SOUTH OF THE NORTH 60.5 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND BEING ALL THAT PART OF CERTAIN LOTS IN SHARPE AND SMITH'S SUBDIVISION OF BLOCK 42 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF VACATED SOUTH GARIBALDI PLACE ADJOINING THE AFORESAID LOTS, BOUNDED AND DESCRIBED AS FOLLOWS:

TO WIT:

COMMENCING AT THE NORTH EAST CORNER OF LOT 1 IN SHARPE AND SMITH'S SUBDIVISION, AFORESAID (BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST POLK STREET WITH THE WEST LINE OF SOUTH LAFLIN STREET) AND RUNNING THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST ALONG SAID SOUTH LINE OF WEST POLK STREET, 195.15 FEET; THENCE SOUTH 00 DEGREES 5 MINUTES 30 SECONDS EAST, 146.57 FEET TO A POINT FOR THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 67 DEGREES 5 MINUTES 22 SECONDS EAST 22.77 FEET TO AN INTERSECTION WITH A CURVED LINE CONVEXED TO THE WEST AND HAVING A RADIUS OF 70.0 FEET, (THE CENTER POINT FOR SAID RADIUS OF 70.0 FEET BEING 182.65 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 109.75 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET); THENCE SOUTHERLY ALONG SAID LAST DESCRIBED CURVED LINE 64.25 FEET; THENCE SOUTH 69 DEGREES 30 MINUTES 00 SECONDS WEST 42.58 FEET; THENCE NORTH 20 DEGREES 30 MINUTES 00 SECONDS WEST 5.0 FEET; THENCE WEST 51.12 FEET TO AN INTERSECTION WITH A CURVED LINE CONVEXED TO THE WEST AND HAVING A RADIUS OF 160.00 FEET, (THE CENTER POINT FOR SAID RADIUS OF 160.0 FEET BEING 182.65 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 109.75 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET); THENCE NORTHERLY ALONG SAID LAST DESCRIBED CURVED LINE, 81.92 FEET; THENCE EAST 70.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED JUNE 23, 1971 AND RECORDED JUN 24, 1971 AD 21522793 AND SUPPLEMENTARY DECLARATION THERETO DATED JUNE 29, 1972 AND RECORDED JULY 3, 1972 AS DOCUMENT 21961306 AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1971 AND KNOWN AS TRUST NUMBER 56864 TO CHEN DATED JULY 1, 1973 AND RECORDED NOVEMBER 6, 1973 AS DOCUMENT 22536733 FOR INGRESS AND EGRESS.

**SUBJECT TO:**


Covenants, conditions and restrictions of record. Private, public and utility easements and roads and highways, Party wall rights and agreements. General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

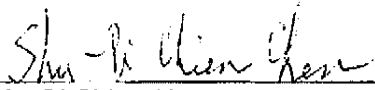
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-17-316-085-0000

Address(es) of Real Estate: 844 S LAFLIN CHICAGO IL 60607-4026, Chicago, IL 60607

Dated this 17<sup>th</sup> day of August, 2016

  
Edwin Hung-Teh Chen

  
Shu-Pi Chien Chen

\_\_\_\_\_

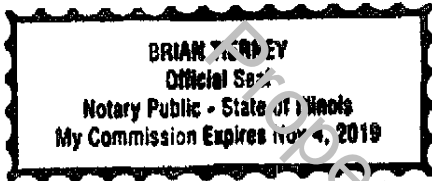
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COOK County Clerk's Office

**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edwin Hung-Teh Chen and Shu-Pi Chien Chen, 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 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 official seal, this 17th day of August, 2016



*Brian Tierney* (Notary Public)

**Prepared By:**

Brian N. Tierney  
Attorney at Law  
6815 W. 63rd St., Ste. 5  
Chicago, IL 60638

**Mail To:**

~~Mukundan Pattangi~~ Mukundan Pattangi  
852 S. Laflin  
Chicago, IL 60607

**Name & Address of Taxpayer:**

~~Mukundan Pattangi~~ Mukundan Pattangi  
852 S. Laflin  
Chicago, IL 60607