



Doc# 1633601050 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2016 11:45 AM PG: 1 OF 3

MGR

16BAR39715
PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR(S), KURT YAGER AND BECKY YAGER, husband and wife, of the City of Chicago, County of Cook, State of Illinois, CONVEY(S) and WARRANT(S) TO MEI H. KAO, of 21942 Talia Lane, Barrington, Illinois 60010, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due and payable at the time of Closing.

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): 17-09-241-036-1261

Address(es) of Real Estate: 545 North Dearborn Street, Unit W3303, Chicago, Illinois 60654

20 day of October, 20 16

KURT YAGER

BECKY YAGER

REAL ESTATE TRANSFER TAX		30-Nov-2016
	CHICAGO:	2,737.50
	CTA:	1,095.00
	TOTAL:	3,832.50 *

REAL ESTATE TRANSFER TAX		30-Nov-2016
	COUNTY:	182.50
	ILLINOIS:	365.00
	TOTAL:	547.50
17-09-241-036-1261 20161101684921 0-299-978-944		

17-09-241-036-1261 | 20161101684921 | 0-038-736-064

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

JACOB REWEN

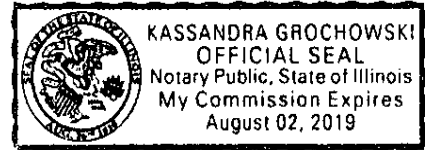
UNOFFICIAL COPY

STATE OF IL COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that KURT YAGER is personally known to me to be the same person whose name is subscribed to the forgoing 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 official seal, this 26th day of October, 20 16.

Kassandra Grochowski (Notary Public)

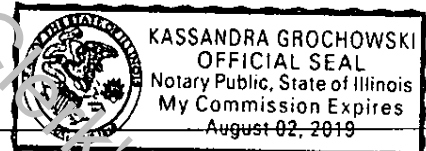


STATE OF I COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that BECKY YAGER is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 26th day of October, 20 16.

Kassandra Grochowski (Notary Public)



Prepared by:

Cynthia Zenko, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:

Harley B. Rosenthal
3700 West Devon Avenue, Suite E
Chicago, Illinois 60712

Name and Address of Taxpayer:

Mei H. Kao
545 North Dearborn Street, Unit W3303
Chicago, Illinois 60654

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT W3303, THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4A AND 4B, IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26, 2005, AS DOCUMENT 0529910137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 545 North Dearborn Street, Unit W3303, Chicago, IL 60610
PIN # 17-09-241-036-1261