

# UNOFFICIAL COPY

Doc#: 1702349342 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/23/2017 11:37 AM Pg: 1 of 3

Dec ID 20161201698263  
ST/CO Stamp 0-824-827-072 ST Tax \$465.00 CO Tax \$232.50  
City Stamp 1-846-238-400 City Tax: \$4,882.50

## WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS Zeynep Gunduz, also known as Zeynep Gulgun Gunduz, a single woman, and Sevim S. Gunduz, also known as Sevim Suheyla Gunduz-Turkhan, a single woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Jing-Tan Bian and Yan-Xia Ge, husband and wife of 6168 N. Ravenswood Ave., Chicago, IL 60660, as tenancy 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 ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-22-110-035-1032

Property Address: 1435 S. Prairie Ave., Unit K, Chicago, IL 60603

**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 declarations and bylaws, if any; and general real estate taxes not 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.

Dated this 6<sup>th</sup> day of January, 2017.

 (Seal)  
Zeynep Gunduz a/k/a Zeynep Gulgun Gunduz

 (Seal)  
Sevim S. Gunduz a/k/a Sevim Suheyla Gunduz-Turkhan

16-1956 1/2

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STATE OF ILLINOIS )  
 ) SS,  
 COUNTY OF LAKE )

SWISS CONFEDERATION  
 CANTON AND CITY OF BERN  
 EMBASSY OF THE UNITED  
 STATES OF AMERICA } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zeynep Gunduz, also known as Zeynep Gulgun Gunduz and Sevim S. Gunduz, also known as Sevin Subeyla Gunduz-Turkhan, 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 in the 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 notarial seal, this 6<sup>th</sup> day of January, 2017.



*[Handwritten Signature]*

Notary Public

Ernest M. Stricklin  
 Consul Associate

THIS INSTRUMENT PREPARED BY  
 Law Office of Judy L. DeAngelis  
 767 Walton Lane  
 Grayslake, IL 60030

MAIL TO:  
 Jamie Baer  
 Mages & Price  
 1110 Lake Cook Rd., Suite 385  
 Buffalo Grove, IL 60089

SEND SUBSEQUENT TAX BILLS TO:

Jing-Tan Bian  
 1435 S. Prairie Ave.  
 Unit K  
 Chicago, IL 60605

REAL ESTATE TRANSFER TAX		23-Jan-2017
CHICAGO:		3,487.50
CTA:		1,395.00
TOTAL:		4,882.50 *

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

REAL ESTATE TRANSFER TAX		23-Jan-2017
COUNTY:		232.50
ILLINOIS:		465.00
TOTAL:		697.50

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## SCHEDULE A

### PARCEL 1:

UNIT E—39 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF-SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT-2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 19 SECONDS WEST 124.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY ILLINOIS.

### PARCEL 2:

NON—EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.