

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### Mail to:

JENNIFER T. NG and TERESA NG  
1530 S. STATE STREET UNIT #17A  
CHICAGO, IL 60605

### Grantees Address and

### Send subsequent

### tax bills to:

JENNIFER T. NG and TERESA NG  
1530 S. STATE STREET UNIT #17A  
CHICAGO, IL 60605



\*1703319076D\*

Doc# 1703319076 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/02/2017 12:23 PM PG: 1 OF 3

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 12<sup>th</sup> day of December, 2016, between HUDSON CITY SAVINGS BANK, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and JENNIFER NG and TERESA NG, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$379,900.00 (Three Hundred Seventy-Nine Thousand, Nine Hundred dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 17-21-210-148-1286 & 17-21-210-148-1561

ADDRESS(ES): 1530 S. STATE STREET UNIT #17A & 263, CHICAGO, IL 60605

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) ADP, (Name) EM Robinson, and attested to by its (Office) ADP, (Name) Gwen Jones, the day and year first above written.

BY: Hudson City Savings Bank, by CitiMortgage Inc, it's attorney in fact.

By: [Signature] Attest: [Signature]  
Ester Robinson

State of TEXAS )  
County of DALLAS ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ester Robinson, personally known to me to be a ADP of CitiMortgage Inc of and Gwen Jones, personally known to me to be a ADP of said company, and 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 pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of December, 2016.



Vicky L. Mogg  
Notary Public

My commission expires on my 03, 2018

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

| REAL ESTATE TRANSFER TAX |  | 01-Feb-2017     |
|--------------------------|--|-----------------|
| CHICAGO:                 |  | 2,850.00        |
| CTA:                     |  | 1,140.00        |
| <b>TOTAL:</b>            |  | <b>3,990.00</b> |

17-21-210-148-1286 | 20170101607972 | 0-941-423-808

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

| REAL ESTATE TRANSFER TAX |  | 01-Feb-2017   |
|--------------------------|--|---------------|
| COUNTY:                  |  | 190.00        |
| ILLINOIS:                |  | 380.00        |
| <b>TOTAL:</b>            |  | <b>570.00</b> |

17-21-210-148-1286 | 20170101607972 | 0-714-669-248

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 17A AND 263, IN THE DEARBORN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010326428 AND AMENDED FROM TIME TO TIME; -TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 20, 2001 AND RECORDED APRIL 20, 2001 AS DOCUMENT 0010326427.

P.I.N. (S): 17-21-210-148-1286 & 17-21-210-148-1561

ADDRESS(ES): 1530 S. STATE STREET UNIT #17A & 263 , CHICAGO, IL 60605

Property of Cook County Clerk's Office