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WARRANTY DEED
ILLINOIS STATUTORY
TENANCY BY THE ENTIRETY

FIRST AMERICAN TITLE
FILE # 2859576

1d2



Doc# 1728110001 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2017 10:17 AM PG: 1 OF 3

THE GRANTORS, THEODORE J. BOYLAN and HEATHER J. BOYLAN, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to MICHAEL WEI-MING CHAN and YANLING JIANG, husband and wife, of Chicago, Illinois, not as tenants in common, not as joint tenants, but as tenants by the entirety, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; 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.

Permanent Real Estate Index Number: 17-05-423-012-1001 and
17-05-423-012-1002

Address of Real Estate: 826 North Lessing Street, Unit A, Chicago, Illinois 60642

Dated this 26th day of June 2017.

Theodore J. Boylan
THEODORE J. BOYLAN

Heather J. Boylan
HEATHER J. BOYLAN

SV
P 3
S N
SCV
INT



First American
Title Insurance Company

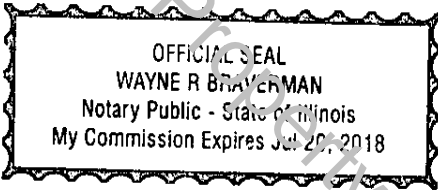
Warranty Deed

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STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, CERTIFY that THEODORE J. BOYLAN and HEATHER J. BOYLAN, are 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 official seal this 26th day of June 2017.



Wayne R. Braverman

 Notary Public

Prepared by:

Wayne R. Braverman
 Attorney at Law
 60 West Randolph Street
 Suite 333
 Chicago, IL 60601

Mail to:

Mr. Michael ~~Wei Ming~~ Chan
 Ms. Yanling Jiang
 826 North Lessing Street
 Suite A
 Chicago, Illinois 60642

Name and Address of Taxpayers and Grantees:

Mr. Michael ~~Wei Ming~~ Chan
 Ms. Yanling Jiang
 826 North Lessing Street
 Suite A
 Chicago, Illinois 60642

REAL ESTATE TRANSFER TAX		18-Jul-2017
	CHICAGO:	4,500.00
	CTA:	1,800.00
	TOTAL:	6,300.00
17-05-423-012-1001 20170701688822 0-706-618-816		
<small>* Total does not include any applicable penalty or interest due.</small>		

REAL ESTATE TRANSFER TAX		18-Jul-2017
	COUNTY:	300.00
	ILLINOIS:	600.00
	TOTAL:	900.00
17-05-423-012-1001 20170701688822 1-245-360-576		

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LEGAL DESCRIPTION

**842 NORTH LESSING STREET
UNIT A
CHICAGO, ILLINOIS 60642**

PARCEL 1:

UNITS B AND C-1 IN THE LESSING TOWNHOMES, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1, 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 10 IN WRIGHT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF A STRAIGHT LINE PARALLEL WITH AND 5.0 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES TO A STRAIGHT LINE, RUNNING FROM THE NORTHWEST CORNER OF SAID LOT 1 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID LOT 5, EXCEPTING THEREFROM THE NORTH 2.15 FEET OF THE WEST 17.50 FEET OF SAID LOT 2 AND ALSO EXCEPT THE EAST 2.52 FEET OF THE SOUTH 14.35 FEET OF THE NORTH 1/2 OF SAID LOT 5, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010077206, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE USE OF YARD AREA APPURTENANT TO UNIT 1, A LIMITED COMMON ELEMENT AS SET FORTH IN AMENDMENT TO DECLARATION RECORDED AS DOCUMENT 0016335078.