

01146-53110

1 of 1

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Doc#: 1724346295 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2017 01:28 PM Pg: 1 of 3

Dec ID 20170801612522
ST/CO Stamp 1-224-930-240 ST Tax \$301.50 CO Tax \$150.75
City Stamp 0-285-963-200 City Tax: \$3,165.75

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

WARRANTY DEED ILLINOIS STATUTORY

REAL ESTATE TRANSFER TAX		31-Aug-2017
	COUNTY:	150.75
	ILLINOIS:	301.50
	TOTAL:	452.25

17-09-314-021-1117 | 20170801612522 | 1-224-930-240

THE GRANTOR, Reza Nemati Shazie and Nahideh Kafafi, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Li-Yuan Chang and Fajing Chang, as Co-trustees of the Li-Yuan Chang trust dated May 20, 2014, as to an undivided 50% interest and Fajing Chang and Li-Yuan Chang, as co-trustees of the Fajing Chang Trust dated May 20, 2014, as to an undivided 50% interest , all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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: 17-09-314-021-1117

Parking: 17-09-314-021-1302

Address of Real Estate: 200 N. Jefferson St. Unit 1609 & P-104
Chicago, IL 60661

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Dated this 21 day of August, 2017.

Reza Nemati Shafaie

Nahideh Kafafi

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Reza Nemati Shafaie and Nahideh Kafafi** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and notarial seal this 21st day of August, 2017
[Signature]
Notary Public

My commission expires on 9/27, 2017

Prepared By:
Steven R. Felton, Esq.
2220 West North Avenue
Chicago, Illinois 60647

Mail To: Marion Valini Moore
1055 W. Bryn Mawr Suite G
Chicago IL 60660

Name & Address of Taxpayer:
Fajing Chang
736 Spindletree Ave.
Naperville, IL 60565

REAL ESTATE TRANSFER TAX		25-Aug-2017
	CHICAGO:	2,261.25
	CTA:	904.50
	TOTAL:	3,165.75 *

17-09-314-021-1117 | 20170801612522 | 0-285-963-200
* Total does not include any applicable penalty or interest due.

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ALTA Commitment (6/17/16)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

Unit Numbers 1609 and P-104, in Jefferson Tower Condominium as delineated on a survey of the following described real estate:

Parcel 1: Lots 1 and 2 in Manning's Subdivision of Lots 5 and 8 in Block 25 in the original town of Chicago in the South half of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian; also, Parcel 2: The 20 Foot Vacated alley South and adjoining said Lots 1 and 2; also, Parcel 3: Lots 3, 4, 5, 6, 7, 8 and 9 (Except the North 10 Feet of each said Lots conveyed for a public alley) in Manning's Subdivision of Lots 5 and 8 in Block 25 in the original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian; also, Parcel 4: All of Lots 1 and 4 lying West of the line (hereinafter called division line) beginning at a point on the North line of said Lot 1 which is 49.65 Feet East of the North West corner thereof, Thence running South along the East face of a brick wall to a point on the South line of said Lot 4 which is 50.18 Feet East of the South West corner thereof in Block 25 in original town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract (Except from the above described tract that part thereof lying below a horizontal plane having an elevation of +31.76 Feet above Chicago city datum and lying above a horizontal plane having an elevation of +13.67 Feet above Chicago city datum and lying within its horizontal Boundary project vertically and described as follows:

Commencing at the Southwest corner of said tract; Thence North 00°00'43" West, along the West line thereof, 25.26 Feet; thence South 89°55'59" East, 1.52 Feet to the point of beginning; thence South 89° 55'59" East, 57.12 Feet; thence North 00°05'20" East, 28.48 Feet; thence South 89°53'53" East, 73.96 Feet; thence North 00°06'07" East, 6.82 Feet; thence South 89°53'53" East, 17.72 Feet; thence South 00°15'38" East, 37.41 Feet; thence South 76°01'37" West, 94.92 Feet; thence North 00°07'01" West, 1.03 Feet; thence North 89°38'52" West, 37.86 Feet, thence North 00°02'54" West, 10.31 Feet; thence North 89°56'21" West, 19.06 Feet; thence North 00°00'48" East, 13.66 Feet to the point of beginning; Also, except from the above described tract that part thereof lying below a slanted plane defined by the hereinafter described points "A", "B", "C" and lying above a horizontal plane having an elevation of +13.67 Feet above Chicago city datum and lying within its horizontal boundary project vertically and described as follows:

Commencing at the Southwest corner of said tract; thence North 00°00'43" West, along the West line thereof, 25.26 feet; thence South 89°55'59" East, 1.52 Feet to the point of beginning, said point being also horizontally point "A" which has an elevation of +31.76 Feet above Chicago city datum; thence south 89°55'59" east, 57.12 feet, to a point, said point being also horizontally point "B" which has an elevation of +31.76 Feet above Chicago city datum; thence North 00°05'20" East, 28.48 feet to a point, said point being also horizontally point "C" which has an elevation of +30.18 Feet above Chicago city datum; thence North 89°53'53" West, 57.16 Feet; thence South 00°00'48" West, 28.51 Feet to the point of beginning; Also, except from the above described tract that part thereof lying below a horizontal plane having an elevation of +31.76 Feet above Chicago city datum and lying above a horizontal plane having an elevation of +13.67 Feet above Chicago city datum and lying within its horizontal boundary project vertically and described as follows:

Commencing at the Southeast corner of said tract; thence North 00°00'00" East, along the East line thereof, 98.04 Feet; thence North 90°00'00" West, 18.57 Feet to the point of beginning; thence North 00°00'00" East, 9.42 Feet; thence North 90°00'00" West, 12.54 Feet; thence North 00°00'00" East, 8.43 Feet; thence North 90°00'00" West, 4.38 Feet; thence North 00°00'00" East, 19.45 Feet; thence North 89°59'43" East, 22.62 Feet; thence South 00°00'00" West, 7.82 Feet; thence South 90°00'00" East, 12.22 Feet; thence South 00°17'16" West, 29.48 Feet; thence 90°00'00" West, 17.78 Feet to the point of beginning; in Cook County, Illinois, to which survey is attached as Exhibit 'B' to the Declaration of Condominium recorded as Document 062327117, together with its undivided percentage interest in the common elements.