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Doc#: 1806849050 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2018 01:14 PM Pg: 1 of 3

Dec ID 20180301610495
ST/CO Stamp 1-391-695-392 ST Tax \$850.00 CO Tax \$425.00
City Stamp 1-619-626-528 City Tax: \$8,925.00

Mail To
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

DT18-44900
MAIL-TO: Jerod J. Dai
309 N Union Ave #A
Chicago, IL 60661
PT 18-44900 18/12

[The Above Space for Recorder's Use Only]

WARRANTY DEED STATUTORY INDIVIDUAL (ILLINOIS)

THE GRANTORS, Neil P. Christianson and Samita S. Christianson (A MARRIED COUPLE) 309 N. Union Avenue, Unit A, Chicago, IL 60661 of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid, CONVEY and WARRANT to

single person
Jerod J. Dai and *single person*
Wan-Ting Chiu,

Not as Tenants in common, but as Joint Tenants with seniorship
As _____ all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SEE ATTACHED LEGAL

Permanent Real Estate Index Number(s): 17-09-308-004-1017
Address of Real Estate: 309 N. Union Avenue, Unit# A, Chicago, IL 60661

Dated this 16th day of February, 2018


Neil P. Christianson


Samita S. Christianson

THIS IS NOT HOMESTEAD PROPERTY

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State of Texas
County of Harris ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that

Neil P. Christianson and Samita S. Christianson

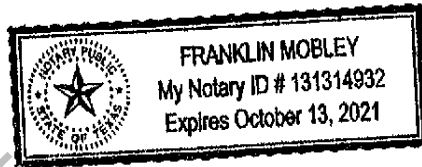
personally known to me to be the same persons whose names are subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that
they signed, sealed, and delivered the said instrument as their free and voluntary act,
for the uses and purposes therein set forth, including the release and waiver of the right
of homestead.

Given under my hand and official seal, this 16th day of February 2018.



Notary Public

Commission expires 10/13/2021



This instrument was prepared by DONALD HYUN KIOLEASSA, 70 W. MADISON
ST., SUITE 1400, CHICAGO, IL 60602.

Send Subsequent Tax Bills to:

Jerald J. Dai
309 N Union Ave #A
Chicago, IL 60661

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EXHIBIT 'A' / LEGAL DESCRIPTION

UNIT 17 AND PARKING SPACE P-17, A LIMITED COMMON ELEMENT, IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 12 TO 22, LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62, IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°59'58" WEST ALONG THE NORTH LINE OF SAID TRACT 43.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST 87.44 FEET TO THE NORTH LINE OF THE SOUTH 82.50 FEET OF SAID TRACT; THENCE NORTH 90° WEST ALONG THE NORTH LINE OF THE SOUTH 82.50 FEET AFORESAID 208.54 FEET; THENCE NORTH 00°00'00" WEST 87.47 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89°59'58" EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (HEREINAFTER REFERRED TO AS THE "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE ADD-ON DECLARATION OF CONDOMINIUM MADE BY GARAGE, L.L.C. AND RECORDED APRIL 3, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00230045, SECOND AMENDMENT RECORDED MAY 26, 2000 AS DOCUMENT NUMBER 00383875, THIRD AMENDMENT RECORDED JUNE 13, 2000 AS DOCUMENT NUMBER 00430382 (ORIGINAL DECLARATION RECORDED FEBRUARY 22, 2000 AS DOCUMENT NUMBER 00128664); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

APN/PARCEL ID: 17-09-308-004-1017