

UNOFFICIAL COPY

WARRANTY DEED JOINT TENANTS

1819824-①

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Doc#: 1812449101 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/04/2018 10:18 AM Pg: 1 of 3

Dec ID 20180301619137
ST/CO Stamp 1-081-170-208 ST Tax \$1,020.00 CO Tax \$510.00
City Stamp 0-163-308-832 City Tax: \$10,710.00

Property of Cook County Clerk's Office


THE GRANTOR(S), ANDREW AKSYONOV and YULIA MIKHAYLOVA, married to each other, and of 2550 N. LAKEVIEW AVENUE, UNIT S1303, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, 60614, for and in consideration of \$10.00 in hand paid, convey(s) and warrants(s) to GUOXING XU, married, and JINGEN XU, single, of 2550 N. LAKEVIEW AVENUE, UNIT S1007, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS 60614, and not as Tenants by the Entirety or as Tenants in Common but as JOINT TENANTS, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

ADDRESS: 2550 N. LAKEVIEW AVENUE, UNIT S1303, CHICAGO, IL 60614
LEGAL DESCRIPTION: ATTACHED HERETO

SUBJECT TO: all easements, conditions, covenants, restrictions of record, all real estate taxes not due as 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(s): 14-28-319-112-1136 AND 14-28-319-115-1217
Address of Real Estate: 2550 N. LAKEVIEW AVENUE, UNIT S1303, CHICAGO, IL 60614

Dated this 2 day of April 2018

REAL ESTATE TRANSFER TAX		02-May-2018
	CHICAGO:	7,650.00
	CTA:	3,060.00
	TOTAL:	10,710.00 *

14-28-319-112-1136 | 20180301619137 | 0-163-308-832

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

REAL ESTATE TRANSFER TAX		02-May-2018
		COUNTY:
		ILLINOIS:
		TOTAL:
14-28-319-112-1136	20180301619137	1-081-170-208

COUNTY: 510.00
ILLINOIS: 1,020.00
TOTAL: 1,530.00

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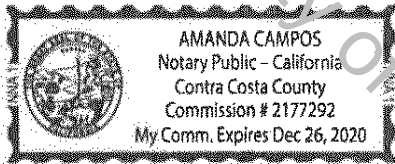

ANDREW AKSYONOV


YULIA MIKHAYLOVA

STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANDREW AKSYONOV and YULIA MIKHAYLOVA, personally known to me to be the person(s) whose name(s) 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 2 day of April, 2018



 (Notary Public)

Prepared By:
AMY MURAN FELTON, ESQ.
332 LINDEN AVENUE
OAK PARK, ILLINOIS 60302

Mail To:
CHRISTINA B. PEREZ, ESQ.
DROST KIVLAHAN MCMAHON & O'CONNOR, LLC
11 SOUTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60005

Name and Address of Taxpayer/Address of Property:
GUOXING XU and JINGEN XU
2550 N. LAKEVIEW AVENUE, UNIT S1007
CHICAGO, IL 60614

Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1A:

UNIT S1303, IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 1B:

RESIDENTIAL PARCEL EASEMENTS A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF i) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, SIGNAGE, STORAGE LOADING DOCK, TRASH ROOM, GARAGE SER/ICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN. ii) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF ONE BALCONY FOR THE BENEFIT OF SAID UNIT S13-03, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 2550 Lakeview Ave., Unit S1303, Chicago, IL 60614

PERMANENT INDEX NUMBER: 14-28-319-112-1136

PARCEL 2A:

UNIT 220, IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2B:

GARAGE PARCEL EASEMENTS A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILINGS OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

COMMONLY KNOWN AS: 2550 Lakeview Ave., Parking 220, Chicago, IL 60614

PERMANENT INDEX NUMBER: 14-28-319-115-1317